

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

OCT 18 11 25 AM 1962
904 FALL 247
NORTH
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THIS MORTGAGE IS EXECUTED PURSUANT TO RESOLUTION SET FORTH BELOW:

WHEREAS, Park Place Baptist Church

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Peoples National Bank

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

TEN THOUSAND AND NO/100 ----- Dollars (\$ 10,000.00) due and payable

\$300.00 plus interest on January 15, 1963, and \$300.00 plus interest on the 15th day of each third month thereafter until paid in full.

with interest thereon from date at the rate of 5 1/2 per centum per annum, to be paid: quarterly.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the East side of New Buncombe Road (formerly known as First Avenue) near the City of Greenville, being designated as Lots 5, 6, and 7, of Block E, on plat of Park Place, made by E. A. McCullough, February 24, 1906, recorded in the RMC Office for Greenville County, South Carolina in Plat Book A, page 119; and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of New Buncombe Road at joint front corner Lots 4 and 5 of Block E, said pin also being 200 feet North from the Northeast corner of the intersection of New Buncombe Road and Fourth Street, and running thence with the line of Lot 4, N. 89-45 E. 150 feet to an iron pin on the West side of an alley; thence with the West side of said alley N. 0-17 E. 150 feet to an iron pin at joint rear corner of Lots 7 and 8; thence with the line of Lot 8, S. 89-45 W. 150 feet to an iron pin on the East side of New Buncombe Road; thence along the East side of the New Buncombe Road S. 0-17 W. 150 feet to the beginning corner.

WHEREAS, at a meeting of the Congregation of the Park Place Baptist Church, duly called and held on the 14th day of October, 1962, at which a quorum was present and voting throughout, a resolution was adopted authorizing and directing the execution and delivery of this mortgage and the note which the same secures on behalf of the Park Place Baptist Church by the undersigned as trustees of said church. Now, therefore, pursuant to the power and authority conferred upon us by the resolution of the Congregation of the Park Place Baptist Church;

KNOW ALL MEN BY THESE PRESENTS that the Park Place Baptist Church, an unincorporated association of Greenville, S. C., acting through and by D. G. Batson, J. A. Mosteller, and W. James Williams, as trustees, is authorized and directed to execute note and mortgage to The Peoples National Bank in the amount of \$10,000, payable \$300.00 plus interest each quarter until paid in full.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

Subscribed October 14, 1962
D. G. Batson
J. A. Mosteller
W. James Williams
Bobby J. Duster

21 Olli Annisworth
9th A. 11760