

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, **W. M. J. Dunoan, James A. Knight and Fred McCoy**, as trustees  
for Lee Road Baptist Church

(hereinafter referred to as Mortgagor) is well and truly indebted unto **Emmett M. Messer**

(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 **twenty-three hundred and sixty-two and 68/100**  
Dollars (\$ **2,362.68** ) due and payable

two years from date,

no interest

with interest thereon from date at the rate of **7** per centum per annum, to be paid:

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 north side of East Lee Road,  
near the City of Greenville, shown as Lot No. 17 on plat of property of  
Warren Walker made by **W. J. Riddle**, Surveyor, November, 1938, and a recent  
survey by **R. W. Dalton**, Surveyor, made August 16, 1955, and recorded in the  
**R. M. C. Office for Greenville County in Plat Book II at page 199** and  
having the following metes and bounds:

BEGINNING at an iron pin on the north side of East Lee Road at joint corner  
of Lots 16 and 17; and running thence along the line of Lot 16, N. 15-0 W.  
398 feet to an iron pin; thence S. 54-0 W. 133 feet to an iron pin; thence  
S. 73-30 W. 87 feet to an iron pin; thence S. 18-40 E. 365 feet to an iron  
pin on the North side of East Lee Road; thence along East Lee Road, N. 70-  
0 E. 184 feet to the beginning corner.

This is a purchase money mortgage and junior in lien to that of **C. Douglas  
Wilson & Co.** recorded in Real Estate Mortgage Book 649, page 15.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or ap-  
pertaining, 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.

for more judgment see page 260 this book

APR 12 11 13 AM 1955  
CLERK