

MORTGAGE OF REAL ESTATE - Mend. Yates, Attorney at Law, Justice Building, Greenville, S. C.
STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
OLLIE FARNSWORTH MORTGAGE OF REAL ESTATE
R. M.
TO ALL WHOM THESE PRESENTS MAY CONCERN

BOOK 1138 PAGE 353

WHEREAS, We, Joseph Harvell, George Collier and Dan L. Collier, as Trustees of the Church of God, Taylors, South Carolina (hereinafter referred to as Mortgagee) is well and truly indebted unto Brady Dennis and S. Florence Dennis

(hereinafter referred to as Mortgage) as evidenced by the Mortgage's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Eleven Thousand Nine Hundred Eighty-five and 01/100-- Dollars (\$ 11,985.01) due and payable three years from date, with the privilege to anticipate payment at any time without penalty,

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

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

NOW, KNOW ALL MEN, That the Mortgagee, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagee 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 Mortgagee 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, in Chick Springs Township, on the northeastern side of Brushy Creek Road (also known as Taylors Road) and being known and designated as Tract No. 1 on plat of Property of N. C. Boling Estate recorded in the RMC Office for Greenville County in Plat Book "H", at Page 223 and having according to said plat the following metes and bounds, to-wit:

Beginning at a point in the center of Brushy Creek Road at the joint corner of Tracts Nos. 1 and 2 and running thence along the center of said Road N. 31-3/4 W. 3.08 chains to a pin in the center of said Road; thence N. 45-3/4 E. 8.69 chains to an iron pin; thence N. 49-1/4 E. 3.71 chains to an iron pin; thence along the joint line of Tracts Nos. 1 and 6 S. 41-1/4 E. 3 chains to an iron pin at the joint rear corner of Tracts Nos. 1 and 2; thence along the joint line of said Lots S. 46-3/4 W. 13.50 chains to the point of beginning, and containing 4.01 acres, more or less.

This is a Purchase Money Mortgage.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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 Mortgagee 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.