

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

FILED  
GREENVILLE CO. S. C.

AUG 4 12 25 PM '70  
OLLIE FARNSWORTH  
R. H. C.

BOOK 1162 PAGE 323

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Trinity Lutheran Church, Greenville, South Carolina, by its Trustees, H. D. Welch, J. B. Moose, and Marie A. Warncke  
(hereinafter referred to as Mortgagor) is well and truly indebted unto

Lutheran Theological Southern Seminary

(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

\_\_\_\_\_ fifty thousand and no/100 \_\_\_\_\_ Dollars (\$50,000.00 ) ~~nonpayable~~

in and by its promissory note in writing of even date herewith due and payable as follows:  
The sum of \$421.93 on the first day of Sept., 1970 and on the first day of each succeeding calendar month thereafter, with payments being applied first to interest and then to the remaining balance of principal due from month to month until the first day of August 1985 at which time remaining principal is due in full

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

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

All that piece, parcel or lot of land, with buildings and improvements thereon, situate, lying and being on the Eastern side of Townes Street in the City of Greenville, County of Greenville, State of South Carolina, and having, according to plat prepared by Dalton & Neves, dated March, 1949, entitled "Property of Walter S. Griffin, Jr. and J.D. Isbell" and recorded in the R.M.C. office for Greenville County in Plat Book V, at page 101, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Townes Street at corner of property now or formerly of N.C. Poe and running thence along the line of property of Poe, S. 70-00 E. 181.0 feet to an iron pin on the Western side of a certain alley; thence along the Western side of said alley N. 21-23 E. 164.4 feet to an iron pin; thence N.69-0 W. 192.6 feet to an iron pin on the Eastern side of Townes Street; thence along the Eastern side of Townes Street S. 17-30 W. 167.8 feet to the point of beginning.

ALSO all the right, title and interest of the grantors herein to the alley immediately to the rear of the property herein conveyed, being all the land lying between the above described property and the Westerly line of the property of Trinity Evangelical Lutheran Church and the extension thereof.

Together with all and singular rights, members, herditaments, 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.