

Greenville, South Carolina, Greenville County, South Carolina, 1000 International Street, Greenville, S. C. 29603

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
OLLIE FARNSWORTH
R.M.C. TO ALL WHERE THESE PRESENTS MAY CONCERN

Curtis Chandler

WHEREAS Robert H. Fowler, Jesse E. Allen, ~~Robert Allen~~, Anderson Durant, ~~James H. Smith~~, David Lee Terry, ~~Samuel D. Smith~~, Paul McCullough, Trustees of Shady Oak Baptist Church

hereinafter referred to as Mortgagor, is well and truly indebted unto
M. L. Garrett Construction Company, Inc.

(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

Three Thousand One Hundred Fifty-One and 00/100 Dollars (\$3,151.00) due and payable in monthly installments of at least \$100.00 per month with the first payment due on April 15, 1971, and then each consecutive month on the 15th of said month,

with interest thereon from date at the rate of eight per centum per annum, to be paid: With each monthly payment, until paid in full.

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 situate, lying and being on the southwestern side of White Horse Road, in the County of Greenville, State of South Carolina, being taken from the northeastern of a six acre tract as shown on a plat of property of Georgia Anna Harris made October 17, 1967, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeast corner of the six acre tract and running thence with the southwestern side of White Horse Road N. 61-36 W. 114.2 feet to an iron pin; thence S. 30-17 W. 379.5 feet to an iron pin; thence S. 59-43 E. 114 feet to an iron pin; thence N. 30-17 E. 383.2 feet to an iron pin, the point of beginning.

ALSO, all that certain piece, parcel or lot of land located in Fairview Township, Greenville County, State of South Carolina, and lying on the east side of McKittrick Bridge Road and bounded on north by lands of A. L. Peden and Public School Lot; on East by Estate of E. W. Nash; on South by J. T. Bryant; on West by R. J. Hopkins, and known as Shady Oak Church Lot containing 2 acres, more or less.

It is expressly understood that the Mortgagor will not cut and/or remove nor suffer to be cut and/or removed, any commercial timber from the above described tract of land located in Fairview Township containing 2 acres more or less, without the prior written consent of the Mortgagee herein.

It shall not be considered a breach of this mortgage to demolish the old church building located on the premises.

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.