

FILED
GREENVILLE CO. S. C.

FEB 28 3 33 PM 1972 MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH
R. M. C. FROM THESE PRESENTS MAY CONCERN:STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

WHEREAS, I, G. TAFT JOSEPH,

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE TRUSTEES OF PILGRIM REST BAPTIST CHURCH, an eleemosynary corporation chartered under the laws of South Carolina, also known as Pilgrim's Rest Baptist Church,

(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 AND NO/100

Dollars (\$ 3,000.00) due and payable

on or before two (2) years from date, with right to anticipation

with interest thereon from date at the rate of six (6%) per centum per annum, to be paid: Semi-annually

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, City of Greenville, on the northern side of Birnie Street and having the following metes and bounds, to wit:

BEGINNING at a point on the northern side of Birnie Street, corner of property now or formerly of G. Taft Joseph and running thence along said Street S. 62½ E. 49.5 feet to a point; thence following the line of other property of the Mortgagee N. 27½ E. 217.5 feet to a point on the line of property now or formerly of C. H. Branyon; thence following the line of Branyon N. 62½ W. 49.5 feet to a point, corner of property now or formerly of Joseph; thence S. 27½ W. 217.5 feet to the beginning corner and being intended as all of the land conveyed to the Mortgagee by deed recorded in the RMC Office for Greenville County in Deed Book 286, at page 120 (56-3-16).

ALSO: All that certain piece, parcel or lot of land in the City of Greenville, County of Greenville, State of South Carolina, on the northern side of Birnie Street and having the following metes and bounds, to wit:

BEGINNING at a point on the northern side of Birnie Street, corner of property conveyed hereinabove by Mortgagee and running thence along Birnie Street S. 62½ E. 49.5 feet to a point, corner of property now or formerly of Austin; thence along the line of Austin N. 27½ E. 214.5 feet to a point on the line of property now or formerly of Branyon; thence along said Branyon line N. 62½ W. 49.5 feet to a point; thence S. 62½ W. 214.5 feet to the beginning corner, and being intended as all of the land conveyed to the Mortgagee by deed recorded in the RMC Office for Greenville County in Deed Book 117, at page 277 (56-3-17).

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.