

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, MAULDIN CHURCH OF CHRIST,

(hereinafter referred to as Mortgagor) is well and truly indebted unto

W. D. ROBERTS,

(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

---Forty Thousand and No/100-----Dollars \$ 40,000.00 due and payable
\$433.34 per month commencing on September 1, 1976, and continuing on like day
of each month for a period of two (2) years. At end of two-year period, pay-
ments to be made in sixty (60) equal installments to be paid monthly for a
period of five (5) years. It is agreed and understood that payments may be
accelerated following the initial two-year period. Payments to be applied first
to interest, balance to principal,
with interest thereon from date at the rate of --8%-- 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, being shown and designated as Tract A, containing 8.03 acres on a plat entitled, "Mauldin Church of Christ", prepared by J. L. Montgomery, III, R.L.S., and being more particularly described in accordance with said plat, to-wit:

BEGINNING at an iron pin in the edge of Gillin Drive, the joint front corner with Saint Elizabeth Ann Seton Church and running thence along the joint property line of said Church, S. 34-47 E. 799.87 feet to an iron pin; thence S. 59-14 W. 272.6 feet to an iron pin; thence N. 55-49 W. 780.17 feet to an iron pin; thence along the joint property line of the Grantor herein, N. 24-23 E. 304 feet to an iron pin in the edge of Gillin Drive; thence along the edge of Gillin Drive N. 85-54 E. 115 feet to an iron pin; thence continuing along the edge of said Drive, N. 68-15 E. 197.3 feet to the point of beginning.

This being identical property conveyed to the Mortgagors herein by deed of the Mortgagee herein to be recorded of even date herewith.

5.16.00



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.

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