

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

FILED  
GREENVILLE CO. S. C.  
SECOND  
NOV 1 2 01 PM '76

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY  
R.M.C.

WHEREAS, SHADY OAK BAPTIST CHURCH

(hereinafter referred to as Mortgagor) is well and truly indebted unto GEORGE & TRIPP FURNITURE COMPANY

(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 SIXTEEN THOUSAND & no/100

Dollars (\$ 16,000.00) due and payable in equal monthly installments of \$194.13 per month for Ten (10) years with right to payoff anytime without prepaying penalty.

simple interest

with interest thereon from November 1, 1976 at the rate of 8 per centum ~~per annum~~ to be paid:

01176

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:

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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

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ALL that certain piece, parcel or lot of land, situate, lying and being on the southwestern side of White Horse Road near the City of Greenville, in the County of Greenville, State of South Carolina in Gantt Township, being shown and designated as the S. C. Cureton lot on a plat of the property of S. C. Cureton and W. W. Anderson by Webb Surveying and Mapping Co., dated January 14, 1964 and recorded in Plat Book FFF at Page 13 in the R. M.C. Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of White Horse Road being the joint front corner with the Anderson lot as shown on the plat and running thence N. 57-47 W., 93.5 feet along the southwestern side of said road to an iron pin; thence S. 30-10 W., 548.2 feet to an iron pin; thence S. 67-16 E., 90 feet to an iron pin; thence S. 65-37 E., 3.5 feet to an iron pin being the joint back corner with the Anderson lot; thence N. 30-30 E., 532.6 feet along the line of division of the Cureton and Anderson lots to an iron pin on the southwestern side of White Horse Road, the beginning corner.

This is the same property conveyed to the mortgagor herein by deed recorded in the R.M.C. Office for Greenville County in Deed Book 1045 at Page 429 , to be recorded herewith.

This property is conveyed subject to restrictions and easements or rights of way, if any, of record.

This is a second mortgage.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
TAX  
NOV 17 1976  
R3 11218  
06.40

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 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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