

MORTGAGE OF REAL ESTATE - Law Offices of Thomas C. Brissey, P. A., GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MAY 17 12 50 PM '77 MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, First Baptist Church of River Falls

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bank of Travelers Rest

(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 Thirty-Five Thousand and No/100-----

-----Dollars (\$35,000.00) due and payable at the rate of \$344.66 per month beginning on the 15th day of September, 1977 and continuing on the 15th day of each and every month thereafter until paid in full with payments applied first to interest and balance to principal. Interest on the amount of this note from date until September 15, 1977 shall be paid monthly beginning June 15, 1977, with interest thereon from date at the rate of 8-1/2 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 Greenville, at the northeastern corner of the intersection of Gap Creek Road and Jones Gap Road, being shown as a .68 acre tract on a plat of Property of First Baptist Church of River Falls, dated August 6, 1966, prepared by J. C. Hill, recorded in the RMC Office for Greenville County in Plat Book NNN at Page 11 and having the following metes and bounds, to-wit:

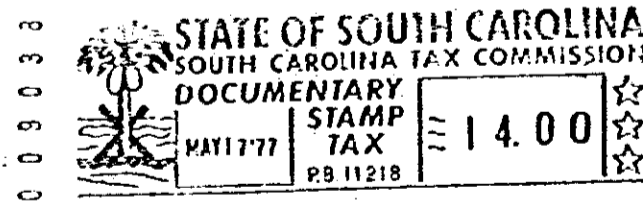
Beginning at an iron pin at the northeastern corner of the intersection of Gap Creek Road and Jones Gap Road and running thence with Jones Gap Road, N.12-30 E. 168.8 feet to an iron pin in line of property now or formerly of Margie Wilson Varner; thence with said property, S.86-00 E. 192.2 feet to an iron pin; thence S.03-10 E. 130.8 feet to an iron pin on Gap Creek Road; thence with said Road, S.87-00 W. 234.7 feet to the point of beginning.

This is the same property as that conveyed to the Mortgagors herein by deed from Margie Wilson Varner recorded in the RMC Office for Greenville County in Deed Book 804 at Page 65 on August 12, 1966.

The mailing address of the Mortgagee herein is P. O. Box 485, Travelers Rest, South Carolina 29690.

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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 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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