

1116-013

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

WHEREAS, CHURCH ON THE ROCK OF JESUS CHRIST OF THE APOSTOLIC FAITH, INC.,

hereinafter referred to as Mortgagee, has well and truly indebted unto LIFE TABERNACLE ASSEMBLY OF GOD

hereinafter referred to as Mortgagor, 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

SIX THOUSAND AND NO/100THS ----- Dollars (\$6,000.00) due and payable

in monthly installments of One Hundred Twenty-Three and 82/100ths (\$123.82) Dollars per month plus interest beginning on December 1, 1977 and continuing on the 1st of each and every month thereafter until paid in full, payments to be applied first to interest and then to principal

with interest thereon from _____ date _____ at the rate of 8 3/4 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 Mortgagee's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagee, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagee 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, the Mortgagee's heirs, 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, on the eastern corner of Aiken Street and Burdette Street, being shown as Lot No. 9 of Block D on plat of Melville Land Company, recorded in the R.M.C. Office for Greenville County in Plat Book A, page 59, and, according to said plat, having the following metes and bounds, to-wit:

BEGINNING at a stake at the eastern corner of Burdette and Aiken Streets, and running thence with the southeastern side of Aiken Street N. 43-45 E. 137.5 feet to a stake at the corner of Lot No. 1; thence with the line of said lot in a southeasterly direction 50.95 feet to a stake at the corner of Lot No. 10; thence with the line of said lot, S. 43-45 W. 147.1 feet to a stake on Burdette Street; thence with the northeast side of said street, N. 46-15 W. 50 feet to the beginning corner.

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, in the Town of West Greenville, having the following metes and bounds, to-wit:

BEGINNING on the northwest corner of Burdette and Aiken Streets, running thence with Burdette Street, N. 45-09 W. 92.7 feet to McCall's line; thence N. 43-53 E. 58 feet; thence N. 24-33 E. 22.5 feet to an alley; thence with said alley, S. 22-22 E. 54.6 feet; thence continuing with said alley S. 43-47 E. 50 feet to Aiken Street; thence with Aiken Street, S. 43-53 W. 57 feet to the beginning corner, and being Lot No. 4 of the L. K. Kelly Estate, according to plat recorded in Plat Book F, page 38, R.M.C. Office for Greenville County.

This conveyance is subject to all easements, restrictions, rights-of-way, zoning ordinances and maps of record.

The first tract was conveyed to the grantor by deed from Life Tabernacle, Inc., recorded in Volume 903, page 587, and the second tract was conveyed to the grantor by deed from Johnie R. Morgan, Harold R. Morgan and Grace Morgan King, recorded in Volume 955, page 569, both conveyances being recorded in the Greenville County R.M.C. Office, Greenville, South Carolina.

Being the same property conveyed to the Mortgagors this date, and recorded November 23, 1977 in Deed Book 1068, at Page 509, in the Office of the R. M. C. for Greenville County.

This is a Second Mortgage and Junior Lien to one given this date to First Federal Savings and Loan Association.

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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 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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