

MORTGAGE OF REAL ESTATE

BOOK 1440 PAGE 262

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, THE PENTECOSTAL HOLINESS CHURCH OF GREER, S. C. by W. L. Hale, Jessie Duncan, and Roy Loftis, Trustees

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE BANK OF GREER

(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

Sixty Thousand and no/100----- Dollars (\$60,000.00) due and payable in 180 consecutive monthly installments of \$599.68 each for principal and interest beginning on the 1st. day of November, 1978 and on the 1st. day of each month thereafter

with interest thereon from date at the rate of 8.75 per centum per annum, to be paid: as stated above

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, Chick Springs Township, and having according to site plan for the Pentecostal Holiness Church of Greer, S. C., prepared by Tri-State surveyors, on September 27, 1967, and amended June 8, 1978, the following metes and bounds:

BEGINNING at the Northeast corner of said property and running thence South 3-02 West 224.7 feet to an iron pin; thence S. 77-46 W 257 feet to an iron pin; thence N 31-48 W 234.9 feet to an iron pin; thence N. 44-50 E. 189.6 feet to an iron pin; thence S. 77-42 E. 258.2 feet to the beginning corner, and containing, according to said plat, 2.10 acres more or less.

DERIVATION: See deed of Ida K. Newman, dated February 13, 1967 and recorded in deed book 815 at page 63 and deed of James Graham to be recorded herewith.

RECORDED
INDEXED
TAX 24.00

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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