

MORTGAGE OF REAL ESTATE

1115 Pelham Road, Greenville, S.C.

BOOK 1529 PAGE 684

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C. PURCHASE MONEY
MORTGAGE OF REAL ESTATE
JAN 3 12 37 PM '81
DONN BANNERSLEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Morningside Baptist Church, Greenville, South Carolina

(hereinafter referred to as Mortgagor) is well and truly indebted unto Margaret D. Morgan

(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

Ninety-five Thousand and no/100ths

Dollars (\$ 95,000.00) due and payable

with interest thereon from even date at the rate of eleven (11) per centum per annum, to be paid as set forth in said note.

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 as 5.98 acres from plat entitled "Property of Margaret D. Morgan" as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 8K, Page 11, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the intersection of Pelham Road and Allstar Lane and running thence along Pelham Road S 82-08 W 222.7 feet to an iron pin; thence leaving Pelham Road and running N 8-19 E 443.0 feet to an iron pin; thence due W 145.9 feet to an iron pin; thence N 16-30 E 565 feet to an iron pin; thence S 73-25 E 294.9 feet to an iron pin on Allstar Lane; thence with the right-of-way of Allstar Lane S 9-14 W 876.7 feet to an iron pin, the point of beginning.

DERIVATION: This being the same property conveyed to Mortgagee by deed of Mortgagor as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1170, Page 504, on January 9, 1981.

THIS Mortgage represents a portion of the purchase price paid by Mortgagee to Mortgagor for the above described real estate.

GCTO -----3 JA 9 81

708

RECORDING OFFICE
GREENVILLE, S. C.
RECEIVED
JAN 3 1981

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.

0 6 7

4328 RV-2