

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OCT 15 3 23 PM '81
DONN... ANAERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, ALLEN TEMPLE BAPTIST CHURCH

(hereinafter referred to as Mortgagor) is well and truly indebted unto BROWN, INC.

(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

Nine Thousand Five Hundred and no/100 Dollars (\$ 9,500.00) due and payable
the first (1st) of each month

with interest thereon from at the rate of 12% per centum per annum, to be paid:

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

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, on the northern side of Green Avenue in the City of Greenville, and having, according to a plat of the property of Thomas Koury Estate, prepared by Dalton & Neves, Engineers, September, 1946 and recorded in the R.N.C. Office for Greenville County in Plat Book FF, at page 267, the following metes and bounds, to-wit:

BEGINNING at a point on the norther side of Green Avenue, the joint corner of property of John T. Koury, and running thence, along Green Avenue, N. 31-34 E. 70 feet, more or less, to a point; thence N. 16-30 W. 120 feet, more or less, to a point; thence S. 71 W. 102 feet, more or less, to a point; thence S. 14-53 E. 111 feet more or less, to a point; thence S. 58-36 E. 74.5 feet to the point of beginning; being the same property conveyed to grantor corporation by Mary Koury, et al. by deed dated January 29, 1955 and recorded in the R.M.C. Office for Greenville County.

GC10 ----- OC 9 81 053

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
OCT-9 81 02.80
PB. 11218

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.

4.0000

4328 RV-2