

P. O. Box 10, Greer, S. C. 29651

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

REC'D

S. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, WILLIAM R. HOWARD, ALPHUS F. HUNT AND PATRICK STYLES, AS TRUSTEES AND CONSTITUTING THE LOCAL BOARD OF TRUSTEES OF THE CHURCH OF GOD, BRUSHY CREEK ROAD, GREER, SOUTH CAROLINA

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN MACHINERY COMPANY

(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/100ths

Dollars (\$ 35,000.00) due and payable

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:~~

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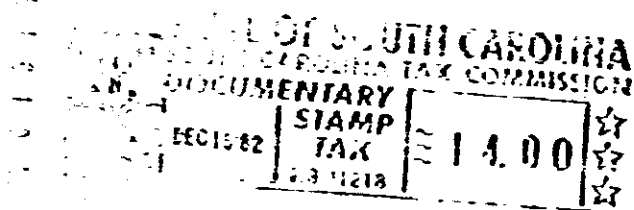
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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 piece, parcel or lot of land, situate, lying and being on the southern side of Brushy Creek Road, about one-half mile from the City of Greer, in Chick Springs Township, Greenville County, South Carolina, being a portion of Tract No. 2 of the W. L. HENDERSON ESTATE, shown on a plat thereof recorded in the RMC Office for Greenville County, S. C., in Plat Book FF, page 508, and having according to a survey for the NORTH WADE HAMPTON CHURCH OF GOD, made by Piedmont Engineers, Architects & Planners, dated December 9, 1982, the following metes and bounds, to-wit:

BEGINNING at an iron pin in or near the center of Brushy Creek Road, said iron pin being located 259.32 feet west of the intersection of Brushy Creek Road with South Carolina Highway No. 14 (Buncombe Road), and from said beginning point running thence along the line of property now or formerly owned by Lila H. Holtzclaw, S. 25-06-17 E., 795.43 feet to a point in the center line of a branch; thence with the branch as the line the following traverse courses and distances, S. 59-59-29 W., 140.38 feet to a point, S. 16-55-07 E., 220.34 feet to a point, and S. 28-16-41 E., 45.73 feet to a point; thence along the line of property now or formerly owned by Grady Greer, S. 46-19-36 W., 50 feet to an iron pin; thence along the line of property retained by Southern Machinery Company, N. 38-21-12 W., 1293.77 feet to a point in the center line of Brushy Creek Road; thence with the center line of Brushy Creek Road the following courses and distances: N. 57-00-39 E., 35.15 feet to a point, N. 65-27-26 E., 104.79 feet to a point, and N. 78-01-04 E., 322.27 feet to the point of beginning.

The above property is the same conveyed to the Mortgagors by the Mortgagee by deed to be recorded simultaneously herewith.

The within mortgage and the note which this mortgage secures is a purchase money note and mortgage.



Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

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