

OCT 17 2 28 PM 1961

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Ancil O. Simmons, Calvin L. Miles & Ronald Tyner as Trustees of the Church of God of Mauldin, S. C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto B. C. Givens

(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 Two Thousand Sixty-Three & 23/100 Dollars (\$2,063.23) due and payable

as follows: \$50.00 on November 17, 1961 and \$50.00 on the 17th day of each month thereafter until paid in full

with interest thereon from date at the rate of 6 per centum per annum, to be paid: semi-annually

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 in the Town of Mauldin being known and designated as the western portion of Tract No. 8 in accordance with plat of J. W. Clyde property dated April, 1947 and revised December 19, 1955, being recorded in the R. M. C. Office for Greenville County, S. C., in P. at Book EE, Page 146, and being more fully described in accordance with said plat, to-wit: Beginning at an iron pin in the center of Pelham Road, Butler Avenue, and running thence along Shaver Drive S. 39-28 E. 225 feet to iron pin; thence N. 44-01 E. 105 feet to point; thence N. 39-28 W. 225 feet through the middle of Tract No. 8 to a point in the center of said Butler Avenue; thence along the center of Butler Avenue S. 44-01 W. 105 feet to iron pin, the point of beginning. This being the same property as conveyed to the mortgagors by deed of E. L. Hamby of record in the said R. M. C. Office for Greenville County, S. C., in Deed Book 640, Page 453.

Together with all and singular rights, members, hereditaments, 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.

CANCELLED OF RECORD

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COUNTY, S. C.

NO.