

3.

MORTGAGE OF REAL ESTATE—Offices of **MANN & MANN**, Attorneys at Law, Greenville, S. C.

BOOK 1024 PAGE 71

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE B. BATH
R.M.C. MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Board of Trustees, The Second Presbyterian Church,

(hereinafter referred to as Mortgagor) is well and truly indebted unto **The Peoples National Bank of Greenville, Greenville, S. C.**

(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

Forty-Five Thousand and No/100----- Dollars (\$ **45,000.00**) due and payable
Due and payable as follows: Payable at the rate of **Two Thousand Two Hundred Fifty and No/100**
(\$2,250.00) Dollars semi-annually on January 15 and July 15 of each year plus accrued interest due
at the rate of five and one-half (5 1/2%) per cent at each installment; first payment to begin July 15,
1966 with the privilege to pre-pay in whole or in part at any time without penalty.

with interest thereon from _____ date _____ at the rate of **5 1/2** 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, City of Greenville, on the northern side of Rhett Street and the western side of River Street and having the following metes and bounds, to-wit:**

BEGINNING at an iron pin on the northern side of Rhett Street, said pin being at the corner of the property of The Second Presbyterian Church and that now or formerly of the Townes Estate and running thence along the common line of said lots N. 18-00 W. 302 feet to a point in the center of a stream; thence running N. 72-05 E. 381 feet to an iron pin on the western side of River Street; thence with the western side of River Street S. 3-37 W. 322.7 feet to an iron pin at the northwestern corner of the intersection of Rhett and River Streets; thence with the northern side of Rhett Street S. 71-45 W. 262.4 feet to an iron pin, the point of beginning.

The above described property is the same as that known as property of the Second Presbyterian Church along with property deeded to The Second Presbyterian Church by deed of The South Carolina National Bank of Charleston, as Trustee under the Will of James S. Stathos and Anna Stathos, said lot being shown as Lot No. 14, Section 1, Sheet 71 of the City Block Book and also that certain tract formerly of G & C Realty Company shown as Lots Nos. 19 and 20, Block 1, Sheet 71 of the City Block Book Department. It is the intention of The Second Presbyterian Church herein to mortgage all of its property located at the corner of Rhett and River Streets, Greenville, South Carolina,

The above description was compiled from a more recent plat compiled by Webb's Surveying and Mapping Company dated November 5, 1963, reference to which is hereby made for a more complete description.

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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 36 PAGE 499

SATISFIED AND CANCELLED OF RECORD
23 DAY OF Feb. 1976
Donnie S. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 9:45 O'CLOCK 2 P. M. NO. 21242