

OLLIE FARMER WORTH

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Whereas: Mount Calvary Baptist Church, by Board of Trustees,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Farmers Bank of Simpsonville, S. C., its successors or assigns, forever,

(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 Three Thousand and No/100-----

Dollars (\$3,000.00) due and payable

one year after date,

with interest thereon from date at the rate of seven per centum per annum to be paid: quarterly.

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, containing 1.91 acres, more or less, and being described according to plat entitled Property of O. C. Raines, Jr., prepared by Jones Engineering Service, dated February 8, 1966, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Miller Road and running thence S. 24-15 E. 256 feet to an iron pin; thence N. 76-45 E. 300 feet to an iron pin; thence S. 24-15 E. 167.2 feet to an iron pin; thence S 76-05 W. 401.3 feet to an iron pin; thence N. 13-30 W. 403.5 feet to an iron pin on the southern side of Miller Road, the beginning corner.

Being the same property conveyed to the mortgagor herein by deed to be recorded herewith.

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.

2447

Paid and Satisfied in Full this

the 16 day of January 1968

THE PEOPLES NATIONAL BANK Successor to Farmers Bank

Simpsonville, Greenville, South Carolina

D. L. Bramlette Jr.

Pres. authorized signature
Cashier

Witness Anne M. Hughes

Elizabeth B. Hughes

26 day of Jan. 1968
Ollie Farmer Worth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 9:23 O'Clock A. M. NO. 19982