

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE
Aug 29 11 01 AM '74 TO ALL WHOM THESE PRESENTS MAY CONCERN:
PURCHASE MONEY MORTGAGE

DORRIS S. TANKERSLEY

WHEREAS, CHURCH OF GOD SIMPSONVILLE, ITS TRUSTEES, SUCCESSORS AND ASSIGNS

(hereinafter referred to as Mortgagor) is well and truly indebted unto A. W. HAWKINS

(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 TWENTY ONE THOUSAND AND NO/100THS-----

----- Dollars (\$ 21,000.00) due and payable
in four (4) installments of \$4,000.00 each with a final payment of \$5,000.00,
payments to be in annual installments commencing one year from date; ~~XXXXXXXXXXXX~~
~~XX~~

with interest thereon from date at the rate of eight per centum per annum, to be paid: annually with
each scheduled principal payment.

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 Austin Township and located in and adjacent to the City of Simpsonville, on the southern side of Stokes Road containing approximately 13 acres fronting on the Stokes Road 564.1 feet and extending back south to within one block of the Main Street of Simpsonville, South Carolina.

It is understood and agreed between the parties hereto that there will be a prepayment penalty of 20% of the loan balance at the time the Note is paid off prior to maturity.

This mortgage is given to secure a note of even date, proceeds of said note being applied to purchase the above described property.



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 to 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.