

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, GREENVILLE LODGE OF PERFECTION, ANCIENT AND ACCEPTED SCOTTISH RITE OF FREEMASONRY,

hereinafter referred to as Mortgagor) is well and truly indebted unto BANK OF TRAVELERS REST, TRAVELERS REST, SOUTH CAROLINA,

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

One Hundred Fifty Thousand and No/100 Dollars (\$150,000.00) due and payable

in twenty semi-annual payments of \$7,500.00 each, the first payment to be made on August 14, 1975; the right being reserved to pay the whole sum, or any part thereof, at any time without penalty;

with interest thereon from date at the rate of 8 1/2 per centum per annum, to be paid semi-annually in advance until paid in full; all interest not paid when due to bear interest at same rate as principal.

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 City of Greenville, on the northeast side of Cleveland Street, containing 5.91 acres, and having according to Plat No. 74-104, dated January 31, 1974, prepared by Tri-State Surveyors, recorded in the Office of the R.M.C. for Greenville County, South Carolina, in Plat Book 5 D at Page 46, the following metes and bounds, to-wit:

BEGINNING at a new iron pin on 40' right of way line of Cleveland Street; said point also being the northwest corner of the 12.37 acres of property conveyed by the Grantor to Lincoln Property Company; thence along said right of way N. 51-44 W. 116.7 feet; N. 58-00 W. 200 feet; N. 61-44 W. 100 feet to an old iron pin at the joint corner of the A.R.P. Church property; thence leaving said right of way N. 46-51 E. 694.9 feet to a new iron pin on Y.M.C.A. line; thence S. 43-09 E. 403.5 feet to a new iron pin; thence S. 46-51 W. 594.3 feet to the point of beginning.

This is a portion of the property conveyed to the Grantor herein by deed dated January 5, 1967 and recorded in the Office of the R.M.C. for Greenville County, South Carolina, in Deed Book 811 at Page 531.



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 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.

9169

4328 RV-2