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BOOK 1374 PAGE 153

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Gongalee H. Childers, Wayne B. Brock, Michael L. Brock and William F. Wilhelm as Trustees for Mauldin Freewill Baptist Mission

(hereinafter referred to as Mortgagor) is well and truly indebted unto Talmage Green, Jr.

(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 Six Thousand and No/100-----

Dollars (\$ 6,000.00) due and payable

according to the terms thereof, said note being incorporated herein by reference.

with interest thereon from _____ at the rate of _____ per centum per annum, to be paid:

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, located on the south side of Miller Road, approximately one and one-fourth miles east of the Town of Mauldin, South Carolina, adjoining lands of W. R. Corn and lands of Talmage Green, Jr., as shown on a plat entitled "Property of Larry Steve Green," prepared by T. H. Walker, Jr., R.L.S., dated September 30, 1971, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4L, at Page 103, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Miller Road, near the cemetery, and running thence S 20-00 E, 100 ft. to an iron pin in the line of property of W. R. Corn ; thence along the line of property of W. R. Corn, S 22-30 W, 275.9 feet to an iron pin; thence N 21-30 W, 76 ft. to an iron pin; thence N 6-45 W, 128.5 feet to an iron pin; thence N 72-26 E, 22 ft. to an iron pin; thence N 11-30 W, 39 ft. to an iron pin; thence N 19-45 E, 28 ft. to an iron pin, thence N 3-03 W, 71 ft. to an iron pin on the south side of Miller Road; thence along the south side of Miller Road, N 84-56 E, 96.5 feet to the point of beginning. Said tract containing .70 acres, more or less.

For Deed unto Mortgagors, see Deed Book 1040 , at page 488 .

5.2.40



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.

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