

36 Shannon Lake Cir
C.G.

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

FILED

MORTGAGE OF REAL ESTATE

VOL 1641 PAGE 408

GREENVILLE S.C.
DEC 22 4 40 PM '83

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

Mt. ZION CHRISTIAN FELLOWSHIP
R.M.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto DONALD R. and JANICE V. TRAMMELL

(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, SEVENTY THOUSAND----- Dollars (\$ 170,000.00) due and payable

according to the Note executed between Mt. Zion Christian Fellowship and Donald R. Trammell of even date,

with interest thereon from date at the rate of 10 per centum per annum, to be paid: January 1, 1994

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:

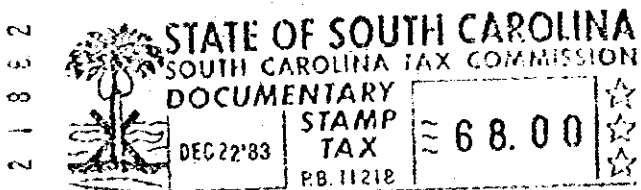
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville

located on the eastern side of Dublin (Stroud) Road and the north-western side of Garlington Road being shown as a 22.33 acre tract and a 1.1 acre tract on a plat entitled property of Mt. Zion Christian Fellowship made by Arbor Engineering, Inc., dated December 22, 1983 said plat being recorded in the RMC Office for Greenville County in Plat Book 10-A at Page 68, recorded December 22, 1983, reference being made to said plat for a more complete description of metes and bounds.

This is the same property conveyed to the Grantors herein by the Deed of Donald R. Trammell and Janice V. Trammell said Deed being recorded in the RMC Office for Greenville County in Deed Book 1203 at Page 119 recorded on December 22, 1983.

ALSO: All that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, located on the eastern side of Dublin (Stroud) Road being shown as a 12.75 acre tract on a plat entitled property of M. Zion Christian Fellowship made by Arbor Engineering, Inc., dated December 22, 1983, said plat being recorded in the RMC Office for Greenville County in Plat Book 10-A at Page 68, recorded December 22, 1983 reference being made to said plat for a more complete metes and bounds description.

This is the same property conveyed to the Grantors herein by the Deed of Donald R. Trammell and Janice V. Trammell said Deed being recorded in the RMC Office for Greenville County in Deed Book 1203 at Page 120, recorded on December 22, 1983.



Together with all and singular rights, members, herditaments, 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.

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