MORTGAGE OF REAL ESTATE-Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

DONNER S.YAN, ERSLEY

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

George W. Stone as Trustee and Stephen T. Ferrell as Trustee for WHEREAS, Greenville Church of God of the Abrahamic Faith, an unincorporated association,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Frances P. Martin

date

(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

Eighteen Thousand and No/100----- Dollars (\$ 18,000.00 ) due and payable one year from date and thereafter upon demand

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 scaling 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's heirs, 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

ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being on the southern side of White Oak Road, in the State of South Carolina, County of Greenville, containing 1.34 acres according to a plat of property of Harold D. Pugh, Arthur B. Nichols and Robert V. Hooks, prepared by Campbell & Clarkson Surveyors, Inc., dated March 27, 1974 and having, according to said plat, the following metes and bounds to-wit:

BEGINNING at an iron pin on the southern side of White Oak Road at the joint front corner with the property now or formerly of Farmer and running thence with the line of property now or formerly of Farmer, S. 3-58 W. 358.9 feet to an iron pin; thence N. 60-21 W. 216.1 feet along the line of property now or formerly of Moyd and others to an iron pin; thence N. 7-20 E. 260.05 feet to an iron pin on the southern side of White Oak Road; thence along the southern side of said White Oak Road, S. 87-46 E. 179.4 feet to an iron pin, the point of beginning.

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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 is 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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