

SEP 15 4 25 PM '75

MORTGAGE OF REAL ESTATE

DONNIE S. TANKERSLEY TO ALL WHOM THESE PRESENTS MAY CONCERN:
R.M.C.

WHEREAS, EASTSIDE ASSEMBLY OF GOD CHURCH, by its Trustees,

(hereinafter referred to as Mortgagor) is well and truly indebted unto FIRST PIEDMONT BANK & TRUST CO.

(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 FIFTEEN THOUSAND TWO HUNDRED THIRTY-THREE AND 79/100-----Dollars (\$15,233.79) due and payable

Ninety (90) days from the date hereof

with interest thereon from date at the rate of Eight per centum per annum, to be paid: at maturity.

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 Greenville Township, situate, lying and being on the northern side of Brushy Creek Road, containing 1.17 acres, more or less, and having, according to a plat entitled "Property of South Carolina District of Assembly of God" prepared by Jones Engineering Service, dated February 23, 1972, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northern side of Brushy Creek Road at the corner of property hereinbelow described and running thence with the line of the property hereinbelow described N. 13-32 E. 208.5 feet to an iron pin; thence N. 75-30 W. 241.9 feet to an iron pin in the line of property now or formerly owned by Charles T. Plemmons; thence S. 8-00 W. 234.8 feet to an iron pin on the northern side of Brushy Creek Road; thence with said road S. 82-00 E. 220 feet to the beginning corner.

The above is the same property conveyed to Mortgagor by deed recorded in Deed Book 1042 at Page 914.

ALSO: ALL that piece or parcel or lot of land in Chick Springs Township, Greenville County, State of South Carolina, having the following metes and bounds, to wit:

BEGINNING at an iron pin on Brushy Creek Road, corner of the above described 1.17 acres, and running thence N. 13-32 E. 234.5 feet to an iron pin on Boling line; thence Easterly with Boling line, 109.6 feet to an iron pin on Boling line; thence with Hammond's property line Southerly 229 feet to an iron pin on Brushy Creek Road; thence with said road, Westerly 110 feet to the beginning corner.

Being the same property conveyed to the Mortgagor by deed recorded in Deed Book 1042 at Page 914.

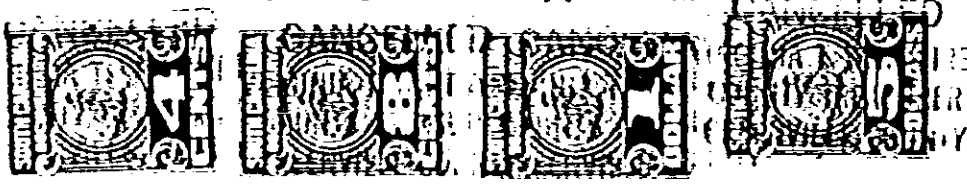
It is agreed and understood that this mortgage shall be second and junior to that certain first mortgage held by First Federal Savings and Loan Association, recorded in the R.M.C. Office for Greenville County in Mortgage Volume 1224 at Page 50.

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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