

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

SEP 15 1 54 PM '77

DONNIE S. TANKERSLEY
R.H.C. MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

RECORDED
IN
BOOK
PAGE
DATE

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WHEREAS, The Reedy River Baptist Church

(hereinafter referred to as Mortgagor) is well and truly indebted unto Riley Pendergrass, His Heirs and Assigns,

(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

Nine Thousand Two Hundred Sixty Seven & 10/100 Dollars (\$ 9,267.10) due and payable in three (3) equal installments of \$3,089.03 each on September 13, 1978, September 13, 1979, and September 13, 1980, with the interest at Seven and One Half Percent (7½%) payable Quarterly, the payments to be applied first to interest and then to principal with the privilege of acceleration.

with interest thereon from date at the rate of 7½ per centum per annum, to be paid: Quarterly

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, at the southwestern corner of the intersection of Highway No. 107 (Mauldin Road) and Conestee Road, containing 5.7 acres, more or less, subject to the rights of way and easements of the Roads mentioned above, and, as disclosed by the Survey, and having according to the Survey for Reedy River Baptist Church dated January 19, 1976 by Campbell & Clarkson Surveyors, Inc., S. C. R. L. S. No. 4678, the following metes and bounds, to-wit:

BEGINNING at a point at the intersection of Highway No. 107, and, Conestee Road, and running thence in or along Conestee Road S. 47-30 W. 440.0 feet to an iron pin; thence S. 44-15 E. 118.0 feet across Conestee Road to an iron pin; thence S. 61-40 W. 208.0 feet to an iron pin or point in Right of Way of Conestee Road; thence N. 52-00 W. across Conestee Road along line of Division of Church property and property of Pendergrass 231.0 feet to an iron pin or pipe; thence N. 53-30 W. 112.2 feet to iron pin; thence N. 43-07 E. 278.40 feet to an iron pin, at or near Highway No. 107; thence along Highway No. 107 N. 82-15 E. 510.95 feet to the point of beginning.

THIS property is primarily reflected in Deed Volume 539 at Page 24, dated November 5, 1955; Deed Volume P P, at Page 465-466; Deed Volume P P, at Page 186, dated January 28, 1884; and Deed Volume 4, at Page 8, dated September 26, 1900, by deed of T. A. Forrester, et al.

THIS property is being shown as in Tax District 158-M12.1-1-8.

THIS instrument is a Second Mortgage (Lien); and is executed pursuant to Resolution duly adopted by the Church.

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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 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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