

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE VOL 1665 PAGE 574

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, E. C. Trammell, M. Jack Pyeatt, and Bill Trammell, as Trustees, in constituting the Local Board of Trustees of the Church of God at Tremont Avenue in Greenville County, SC (hereinafter referred to as Mortgagor) is well and truly indebted unto Wallace F. Case

(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 Twelve Thousand

Dollars (\$ 12,000.00) due and payable

with interest thereon from even date at the rate of per note per centum per annum, to be paid: as per note

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:

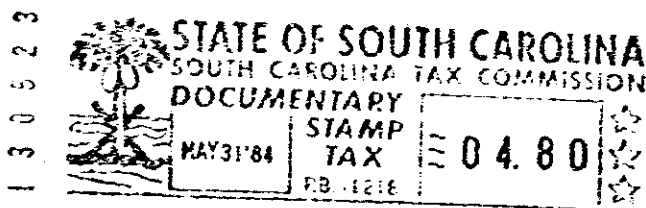
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, Greenville Township, being known and designated as Lot 8 Block H on a plat of property of Melrose Land Company, recorded in Plat Book A, Page 157, RMC Office for Greenville County, and having according to Survey and Plat thereof prepared by Pickell & Pickell, Engineers, January 24, 1945, the following metes, bounds, courses and distances, to-wit:

BEGINNING at an iron pin on the south side of Tremont Street, at corner of Lot 9, which point is 100 feet in an easterly direction from Walnut Street; and running thence with Tremont Street N 58-45 E 50 feet to an iron pin, corner of Lot 7; thence with the line of that Lot S 31-15 E 140 feet to an iron pin on a 10 foot alley; thence with said alley S 58-45 W 50 feet to an iron pin, corner of Lot 9; thence with the line of that Lot N 31-15 W 140 feet to the beginning corner.

DERIVATION: This being the same property conveyed to Mortgagor herein by deed of Mortgagee as recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1213 Page 974, on May 31, 1984.



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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