

GREENVILLE CO. S. C.

BOOK 1099 PAGE 479

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

AUG 7 4 55 PM 1968 MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R. M. C.

WHEREAS, BEREA FIRST BAPTIST CHURCH

(hereinafter referred to as Mortgagor) is well and truly indebted unto EVA MATTHEWS HODGENS

(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 THIRTEEN THOUSAND AND NO/100-----

Dollars (\$13,000.00--) due and payable

Two Thousand Six Hundred and No/100 Dollars (\$2,600.00), plus interest, on the 18th day of July, 1969, and Two Thousand Six Hundred and No/100 Dollars (\$2,600.00); plus interest, each July thereafter until paid in full

Five and three-fourths (5-3/4%)

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

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, State of South Carolina, on Farr's Bridge Road immediately south of the property of the Berea First Baptist Church and shown on a plat of the Property of Ralph H. Hodgens, prepared by J. C. Hill, April 12, 1963, as follows:

BEGINNING at an iron pin on the westerly side of Farr's Bridge Road, which iron pin is the joint front corner of Property of the grantor and grantee and running thence N. 85-15 W. 607.5 feet to a stone; thence S. 4 W. 178.2 feet to an iron pin; thence S. 76-15 E. 737.7 feet to an iron pin on the westerly side of Farr's Bridge Road; thence along the westerly side of Farr's Bridge Road N. 17-30 W. 325.7 feet to an iron pin, the point of Beginning.

LESS, however a portion previously conveyed to Lillie Mae Holcombe in April, 1963, as shown in Deed Volume 721 at Page 171.

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.

FOR SATISFACTION WITH THIS MORTGAGE, SEE
SATISFACTION BOOK 1099 PAGE 479

RECORDED IN THE OFFICE OF THE CLERK OF COURTS
GREENVILLE COUNTY, SOUTH CAROLINA
ON AUGUST 7, 1968
AT 4:55 PM
BY
R. M. C.