COUNTY OF GREENVILDEL FARNSWORTH R. M. C.

MORTGAGE OF REAL ÉSTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Messiah Lutheran Church of Mauldin, S. C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto South Carolina Lutheran Men

- Evangelical Lutheran Synod of South Carolina

according to the terms of a promissory note executed simultaneously herewith and all the terms and provisions being incorporated herein be reference

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, near the Town of Mauldin, and being known and designated as Lot No. 2 of the Property of William R. Timmons, Jr., according to a plat of record of the R. M. C. Office for Greenville County in Plat Book BBB at page 15 and having the following metes and bounds, to-wit:

BEGINNING at a point on the Northeastern side of Bethel Drive at the joint front corner of Lots 1 and 2 and running thence N. 42-09 E. 175 feet to the joint rear corner of Lots 2 and 11; thence N. 47-51 W. 95 feet to a point at the joint rear corner of Lots 2 and 3; thence S. 42-09 W. 175 feet to the joint front corner of Lots 2 and 3; thence S. 47-51 E. 95 feet to the point of beginning.

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 thereform, 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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.