

GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, The South Carolina District of the Wesleyan Church (Successors by merger to the S. C. Conference of Wesleyan Methodist Church, Inc) (hereinafter referred to as Mortgagor) is well and truly indebted unto

The Peoples National Bank of Greenville, S. C.,

(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 and 00/100 - - - - - Dollars (\$ 12,000.00) due and payable

in monthly installments of One Hundred Forty-Five and 60/100 (\$145.60) Dollars, beginning 30 days from date and continuing on the like day of each month thereafter until paid in full, with payment first to interest and balance to principal, with interest thereon from date at the rate of eight per centum per annum, to be paid: monthly

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, approximately 9 miles from the City of Greenville, located on the Northwestern side of East Butler Road, containing 5 Acres, more or less, and being shown as a 4 acre tract and a one acre tract on a Plat prepared for the S. C. Conference of Wesleyan Methodist Church, by T. H. Walker, Jr., Reg. Surveyor, dated October 21, 1967, and according to said plat having the following courses and distances, to-wit:

BEGINNING at an iron pin on the Northwestern side of E. Butler Road, joint front corner with the four acre tract as shown on said plat and property belonging to Luther Lenwood and Rosie Lee Jones Best, and running thence with the Best line, N. 45-32 W., 645.7 ft. to an iron pin on the line of property now or formerly belonging to Rilla E. Allison; thence with the Allison line, N. 21-45 E., 334.4 ft. to an iron pin; the Northeast corner of the one acre tract as shown on said plat, and on the line of other property belonging to the said Grace B. Costello, formerly Grace P. Bridges; thence with the line of Grace B. Costello's other property, S. 45-32 E., 774.85 ft. to an iron pin on the Northwest side of said road; thence with said road, S. 44-28 W., 308.5 ft. to the beginning corner.

This is the same property conveyed to the mortgagor by deed recorded in the R.M.C. Office for Greenville County in Deed Book 834, Page 573.

This mortgage is executed in accordance with the discipline of the Wesleyan Church, in accord with the Resolution of the executive committee of the Board and Administration of the S. C. District, dated May 22, 1970, and is executed by the Board of Trustees of the S. C. District of the Wesleyan Church, which is a successor corporation by merger to the S. C. Conference of Wesleyan Methodist Church, Inc.

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.