

Mortgage: ...
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FILED
GREENVILLE CO. S. C.

BOOK 1402 PAGE 319

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

1977 1 19 PM
W. S. LANKENBETTER
S. C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

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WHEREAS, SHILOH BAPTIST CHURCH

(hereinafter referred to as Mortgagor) is well and truly indebted unto BANK OF TRAVELERS REST

(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 Twenty-Five Thousand and No/100

Dollars (\$ 25,000.00) due and payable

\$300.00 per month commencing May 1, 1977, and \$300.00 on the 1st day of each and every month thereafter until paid in full.

with interest thereon from date hereof at the rate of Eight & one-half (8 1/2) 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, Bates Township, located on the Marietta to Pickens Road, containing ten (10) acres, more or less, and described as follows:

BEGINNING at a iron pin on the Pickens to Marietta Road, and running thence N. 33 W. 8chs. with a branch to a iron pin; thence S. 25 W. 15 chs. to a iron pin on a new road; thence S. 61-00 E. 8.50 chs. to fork of Pickens and Marietta Road; thence with said road N. 14-00 E. 10 chs. to a stake on the Marietta and Pickens Road; thence with said road N. 25 E. to a iron pin the beginning corner.

ALSO: ALL of that tract of land in the County of Greenville, State of South Carolina, in Bates Township, containing 0.36 acres, more or less, and being immediately to the rear of the Church property conveyed by Shiloh Baptist Church unto Shiloh Baptist Church of even date herewith, bounded by the Church property, Styles and Shirley, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin pin at the northwestern corner of the Church property, as above set forth and as also set forth in Deed Book 39, page 254, at the corner of C. F. Shirley, and running thence along the rear of the Church property S. 26-15 W. 209.22 feet to an iron pin; thence along Styles property N. 64-45 W. 75 feet to an iron pin; thence N. 26-15 E. 209.6 feet to an iron pin; thence S. 63-45 E. 75 feet to the point of beginning.

ALSO: ALL of that tract of land in the County of Greenville, State of South Carolina, in Bates Township, containing one acres, more or less, and being situate on the northwestern side of Pickens-Marietta Road at the corner of property of C. F. Shirley, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of the Pickens-Marietta Road at the corner of C. F. Shirley and running thence N. 63-45 W. 208.56 feet to an iron pin; thence S. 26-15 W. 209.22 feet to an iron pin; thence S. 63-45 E. 208.56 feet to an iron pin in the center of said road; thence along the center of said road N. 26-15 E. 209.22 feet to the point of beginning.

DERIVATION: Deed Book 534, Page 80, Deed Book 886, Page 482 and Deed Book 886, Page 481, Shiloh Baptist Church, recorded

DOCUMENTARY
STAMP
TAX
\$ 10.00
F.B. 11218

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 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.

RECORD

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