

Hudson Road, Route 4, Greer, South Carolina

MORTGAGE OF REAL ESTATE Prepared by Timothy H. Farr, Attorney at Law, 210 West Stone Ave., Greenville, S. C. 29609

FILED
GREENVILLE CO. S. C.
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CANNON S. TAYLOR SLEY
R.M.C.
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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

WHEREAS, Bible Presbyterian Church of Greenville, South Carolina

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

Delphin A. Burdette (being the same person as D. A. Burdette, Sr.)

(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 Four Thousand, Five Hundred and 00/100 -----

Dollars (\$ 4, 500. 00) due and payable

with interest thereon from _____ date _____ at the rate of six (6) per centum per annum, to be paid: in monthly installments beginning November 1, 1977.

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, Butler Township, lying on the east side of Hudson Road, and being a part of that tract of land as shown on survey prepared by J. Earle Freeman, dated November 10, 1939, as recorded in the RMC Office for Greenville County, South Carolina, Plat Book CO, Page 404 and having, according to a plat prepared by James Ralph Freeland, Registered Land Surveyor, dated August 6, 1974, the following metes and bounds to wit:

BEGINNING at an iron pin in the line of property now or formerly owned by Rowan Burdette and running thence N. 7-15 W. 444.0 feet to an iron pin on Hudson Road; thence N. 76-01 E. 92.0 feet to an iron pin; thence along a line separating the tract of land herein conveyed from other property now or formerly owned by Grantor herein, S. 7-15 E. 514.8 feet to an iron pin in said Rowan Burdette property line; thence with said property line N. 65-02 W. 110.0 feet to the point of beginning.

DERIVATION: This being the same property conveyed to Mortgagor herein by deed of Delphin A. Burdette (being the same person as D. A. Burdette, Sr.) as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1068, Page 30, on ^{November} October 7, 1977.

The above referenced plat dated August 6, 1974 is recorded in the RMC Office for Greenville County, South Carolina in Plat Book 6E, Page 100.

DOCUMENTARY
STAMP
TAX \$ 0 1 . 8 0
PB. 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.

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