

2211 Buncombe Rd.
Greenville, SC

BOOK 1442 PAGE 783

MORTGAGE OF REAL ESTATE—Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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

WHEREAS, W. G. Dixon, J. E. Blount, and Steven R. Brown, Trustees of the South Carolina District Council of the Assemblies of God, Inc. (hereinafter referred to as Mortgagor) is well and truly indebted unto South Carolina National Bank

(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 One Hundred, Twenty-five Thousand and No/100----

----- Dollars (\$ 125,000.00 due and payable
in 120 monthly installments in the amount of \$1,600.00 beginning on September 1, 1978, with the final payment due August 1, 1988, interest rate at SCN Prime Rate plus One and one-half per cent,

with interest thereon from date ~~XXXXXX XXXXXXXXXXXXXXXXXXXXXXX~~ 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:

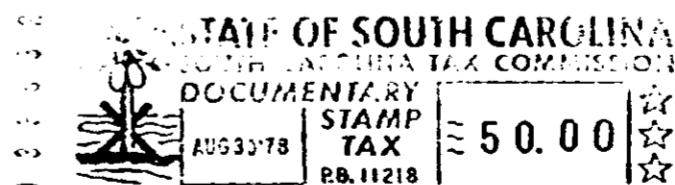
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, consisting of 61.5 acres more or less, and lying on the Saluda River near Highway S-2358, and having, according to a plat prepared by Alvin Freeman, dated April 1968, to be recorded, the following metes and bounds, to-wit:

BEGINNING at a pine stump on the eastern bank of Saluda River and running thence N. 73-55 E. 125 feet; thence N. 68-53 E. 1813.3 feet to a point; thence S. 03-41 E. 1420.6 feet, a new line through the property of Thomas W. Coker; thence S. 48-54 W. 535.2 feet to an iron pin on the bank of Saluda River; thence along the Saluda River, the following courses and distances, S. 60-29 W. 429.9 feet, S. 82-39 W. 195.5 feet, N. 68-54 W. 187 feet, S. 80 W. 124 feet, N. 74-51 W. 149 feet, N. 61-25 W. 252 feet N. 30-54 W. 299 feet, N. 03-04 W. 325.4 feet and N. 10-14 W. 533.5 feet to the beginning point.

ALSO, a 50 ft. easement of right-of-way from subject property to Holliday Dam Road conveyed in Deed Book 903 at Page 609.

THIS being the same property conveyed to the mortgagors herein by deed of Thomas W. Coker, dated July 28, 1968, recorded December 13, 1968 in the RMC Office for Greenville County, S.C. in Deed Book 858, Pg. 7.



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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