

MORTGAGE OF REAL ESTATE

BOOK 1444 PAGE 81

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

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DONNIE S. TANKERSLEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Taylors First Baptist Church

(hereinafter referred to as Mortgagor) is well and truly indebted unto Mary Freeman and Sue F. Stone

(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 Thirty-two Thousand and No/100

Dollars (\$ 32,000.00) due and payable

with interest thereon from date at the rate of Seven (7%) per centum per annum, to be paid: in annual installments of \$7,804.80.

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 Taylors, South Carolina, containing 5.37 acres, more or less, and having, according to a plat prepared for Taylors First Baptist Church by Gould and Associates, Surveyors, dated June 12, 1978, the following metes and bounds, to-wit:

Beginning at a 24 inch Twin Oak located 6.7 feet from the north west corner of a lot now or formerly of Howard and 193 feet from the center line of Taylors Road on a bearing of S. 77-20 W. at the joint corner of this tract and property now or formerly of Kendrick Estate and running thence along the property line of the Kendrick Estate S. 29-28 W. 1,006.9 feet to a point in the center of Marrow Bone Creek; thence turning and running along the creek N. 69-57 W. 244.4 feet, crossing Edwards Street, to a new iron pin 4 feet from edge of pavement; thence N. 6-51 E. 412.5 feet to a nail and bottle cap near center line of Edwards Street; thence N. 84-24 E. 30.1 feet to old iron pin; thence continuing N. 84-24 E. along the north side of barbed wire fence 349.7 feet to an old iron pin in the center line of a ditch; thence N. 3-41 W. 154.1 feet to old iron pin on fence line; thence N. 3-26 W. 60 feet to an old iron pin; thence continuing N. 3-26 W. 60 feet to an old iron pin on fence line; thence with new line N. 77-03 E. 322.8 feet to the center line of a 24 inch Twin Oak, the point of beginning.

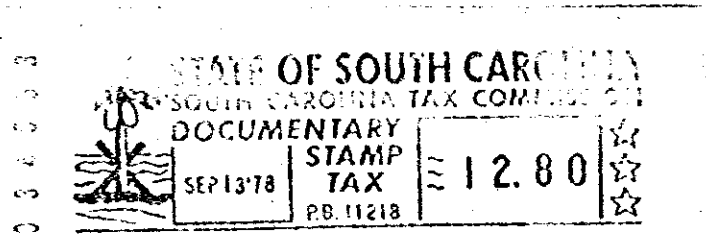
ALSO: All those certain pieces, parcels, or lots of land situate, lying and being in the State of South Carolina, County of Greenville, near Taylors, South Carolina and being shown and designated as Lot Nos. 4 and 5 on Plat No. 1, Property of J.F. Freeman, dated October, 1929, prepared by Dalton and Neeves and recorded in the R.M.C. Office for Greenville County, in Plat Book G at Page 250, and having, according to said plat, the following metes and bounds:

Beginning at an iron pin on the south side of Main Street, (Old U.S. 29) 86 feet east of the intersection of Lee Road and said Main Street and running thence along the common line of this property and property of Taylors First Baptist Church S. 13-11 E. 120.9 feet to an iron pin in the property line of Southern Railway; thence along the property of Southern Railway N. 76-33 E. 150 feet to an iron pin at the joint rear corner of Lot No. 4 and property of Taylors First Baptist Church, running thence N. 13-11 W. 120.9 feet along the said Church property to an iron pin on the southern side of Main Street, at the joint front corner of Lot No. 4, and property of Taylors First Baptist Church and running thence along the southern side of Main Street, S. 76-33 W. 150 feet to an iron pin, the point of beginning.

This being the same property conveyed unto the Mortgagor herein by deed from Mary Freeman and Sue F. Stone, of even date to be recorded herewith.

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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 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.

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