

MORTGAGE OF REAL ESTATE BY A CORPORATION—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law,

STATE OF SOUTH CAROLINA } MORTGAGE OF REAL ESTATE BY A CORPORATION  
COUNTY OF GREENVILLE } TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 1448 PAGE 408

WHEREAS, NEW COVENANT FELLOWSHIP, AN ELEMOSYNARY CORPORATION

a corporation chartered under the laws of the State of South Carolina,  
(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK AND TRUST COMPANY

(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 Sixty-Five Thousand and No/100

Dollars (\$65,000.00) due and payable

in 120 equal monthly installments of principal and interest in the amount of Eight Hundred Fifty-Nine and No/100 (\$859.00) Dollars each until paid in full

with interest thereon from date at the rate of ten (10%) per centum per annum, to be paid monthly as set forth above.

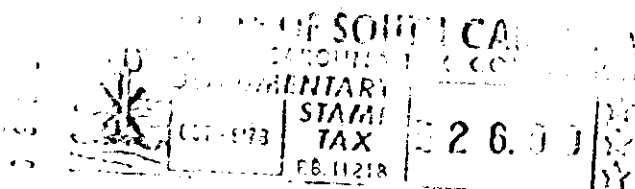
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, the Mortgagee's heirs, 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

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, as is more fully shown on a survey for St. Luke's Southern Methodist Church prepared by Carolina Surveying Co. dated April 19, 1971, recorded in the RMC Office for Greenville County in Plat Book 4K, Page 61, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Cunningham Road located 1269.9 feet from its intersection with Tara Avenue, running thence with the line of property of Ed Cunningham, N. 85-47 E. 704.7 feet to an iron pin; thence S. 4-37 W. 215 feet to an iron pin at the corner of property of S. M. Pringle; thence along line of property of S. M. Pringle, S. 85-49 W. 726.6 feet to an iron pin on the Eastern side of Cunningham Road; thence with the Eastern side of Cunningham Road, N. 10-21 E. 219 feet to point of beginning; and being the same property conveyed to the mortgagor herein by the Trustees of St. Luke's Southern Methodist Church, Inc. by deed dated October 6<sup>th</sup>, 1978, recorded herewith in the RMC Office for Greenville County.



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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 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 is 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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