MORTGAGE OF REAL ESTATE-Office of BLARINGE E

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STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE PERMIE S. TLUXERSLEY

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

WHEREAS, Pentecostal Temple Church,

by its Trustees,

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

Greenville Evangelistic Church

(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-four Thousand Two Hundred and no/100 ----- Dollars (\$24,200.00) due and payable

In monthly payments of \$200.00 until paid, without interest

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 the City of Greenville, located at the Northwest corner of the intersection of 3rd Avenue and Wilburn Avenue, in Judson Mill No. 1 Village, and being known and designated as Lot 14 on plat of Section I of Judson Mill Village, made by Dalton & Neves, Engineers, August 1939, said plat being recorded in the RMC Office for Greenville County, South Carolina, in Plat Book K, pages 11 and 12, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pipe at the Northwest corner of intersection of 3rd Avenue and Wilburn Avenue, and running thence with 3rd Avenue, N. 4-30 E. 86.7 feet to an iron pipe at the joint corner of Lots 13 and 14; and running thence with the line of Lot 13, N. 85-30 W. 88 feet to an iron pipe at joint rear corner of Lots 16 and 17; thence along the rear line of Lots 15 and 16, S. 4-30 W. 130 feet to an iron pipe at the North side of Wilburn Avenue, at joint rear corner of Lots 14 and 15; thence with Milburn Avenue, N. 68-17 E. 97.9 feet to the point of beginning.

And being the same identical property conveyed to Pentecostal Temple Church of God in Christ by Greenville Evangelistic Church by deed to be recorded.

This is a mortgage for purchase money.

STATE OF SOUTH CAROLINA

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 field 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 than the Mortgagor and all nersons whomsoever lawfully claiming the same or any part thereof.