

MORTGAGE OF REAL ESTATE -
GREENVILLE, S.C.

1981

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

APR 13 12 05 PM '88
DONNIE B. OSLEY WHOM THESE PRESENTS MAY CONCERN:
R.M.C.

WHEREAS, Fairview Baptist Church, Inc., by its duly authorized officials, J.T. Stokes, Jr., James Hannah, Sr., and Joel Thornton, Trustees (hereinafter referred to as Mortgagor) is well and truly indebted unto BANK OF GREER

(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

---FIVE HUNDRED THOUSAND AND NO/100-----Dollars (\$500,000.00--) due and payable

in 180 monthly installments for principal and interest of \$6,000.90 each, with the first payment due May 13, 1981, and the remainder of payments due on the 13th day of each month thereafter, which if not paid sooner, the final payment shall be due April 13, 1996. date at the rate of 12% per centum per annum, to be paid: as stated above.

with interest thereon from

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: On the North side of State Highway 290 (formerly State Highway #415-Buncombe Road) about one mile westward from the limits of the City of Greer, Chick Springs Township, and being known and identified as the Church and Pastorium property of the Fairview Baptist Church, and being more fully and completely described in Deeds recorded in Greenville County R.M.C. Office in Deed Book 480, Page 141, Deed Book 488, Page 32, and Deed Book 737, Page 239. Said books and pages are specifically referred to for a more complete property description.

The above described property includes the contiguous Church property and the Pastorium. The cemetery property and new athletic field belonging to said Church are not included in this description.

DERIVATION: See Deed of Fairview Baptist Church dated June 15, 1953 and recorded in Deed Book 480, Page 141; Deed of R.B. Vaughn dated October 10, 1953 and recorded in Deed Book 488, Page 32; Deed of Marvin C. Vaughn dated December 2, 1963 and recorded in Deed Book 737, Page 239.

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DOCUMENTARY
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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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