Mortgagee's Address:

BOOK 1532 PAGE 495

Edwards and Wood
Attorneys-at-Law
P.O. Box 126
Greer, S.C. 29651

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
CO. S.C.
FEB 13 10 15 AM '81
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Boulevard Baptist Church, by its duly authorized agent

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

Charles Joss

(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

--Ten Thouand Two Hundred Fifty and no/100ths Dollars ($ 10,250.00) due and payable

as set out in promissory note secured by this mortgage and in the schedule of payments as attached to said note

~~with interest thereon from date at the rate of per centum per annum, to be paid:~~

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, Chick Springs Township, near Paris Station, being known and designated as Lot No. 52 on plat of Super Highway Home Sites, prepared by Dalton & Neves, Engineers, May, 1946, and recorded in the R.M.C. Office for Greenville County in Plat Book P at Page 53. Reference is hereby made to said plat for a more complete property description

DERIVATION: See deed of Jane A. Neal Cole to Boulevard Baptist Church as recorded May 22, 1973, in Deed Book 975 at Page 131 in the R.M.C. Office for Greenville County, South Carolina.

ALSO, All of those lots of land in the County of Greenville, State of South Carolina, known as Lot Nos. 48 and 49 of Super Highway Home Sites on the northern side of Meridian Avenue as shown on Plat Book P at Page 53 and having such metes and bounds as shown on said plat, which is herein incorporated by reference.

ALSO, All of that adjoining property being a portion of the Robert J. Edwards Property conveyed to Jane A. Neal and consisting of Lot Nos. 1,2,3,4 and 5 as shown on plat of property of Jane A. Neal, prepared by Ethan C. Allen, dated July 26, 1956, and having according to said plat, the following metes and bounds, to-wit: BEGINNING at a point on the northwestern side of Wade Hampton Boulevard at the joint corner of property of Jane A. Neal and Springdale Baptist Church and running thence along the joint line of the property of Springdale Baptist Church, N. 30-35 W. 673.1 feet to a point; thence, S. 89-06 E. 99.7 feet to a point; thence, S. 50-53 E. 139.6 feet to a point; thence, S. 37-49 E. 50 feet to a point; thence, S. 30-35 E. 360 feet to a point; thence, S. 26-11 W. 130.4 feet to a point on Wade Hampton Boulevard; thence along Wade Hampton Blvd., S. 43 W. 32 feet to the point of beginning; said property being conveyed to Springdale Baptist Church in Deed Book 652 at Page 487. DERIVATION: See deed of Springdale Baptist Church to Boulevard Baptist Church as recorded September 21, 1967, in Deed Book 829 at Page 115 in the R.M.C. Office for Greenville County, South Carolina.

ALSO, All that lot of land in the State of South Carolina, County of Greenville, lying on the northwesterly side of U. S. Highway 29 (Wade Hampton Blvd) containing 3.50 acres according to a survey for Alvin A. McCall, Jr., prepared by Piedmont Engineers and Architects on March 5, 1973, recorded in Plat Book 4Y at Page 88. Reference is made to said plat for more complete descrip.

LESS, HOWEVER, a lot of approximately one acre conveyed by Boulevard Baptist Church to Drennon O. Jones, et al, dated April 9, 1976, recorded in Deed Book 1034 at Page 486. (Continued on back)

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.

This is a Second Mortgage which is of co-equal priority with all the other twelve mortgages of Boulevard Baptist Church executed this date.

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