Mr. E. W. Duckworth

STATE OF SOUTH CAROLINA ,

GP## 700. S. C.

MONTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

(N) - - : 1. S.C. ERSLEY

Edwards and Wood

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

acox 1537 FAGE 797

WHEREAS, BOULEVARD BAPTIST CHURCH, by its duly authorized agent

thereinefter referred to as Mortgager) is well and truly indebted unto ____ Mr. E.W. Duckworth

(hereinafter referred to as Mortgogoe) as evidenced by the Mortgagoe's premissory note of even date kerewith, the terms of which are incorporated become by reference, in the sum of

WHEREAS, the Mortgagor may bereafter become indebted to the self Mortgages for such further sums as may be advanced to or for the Mortgagor's account for texes, insurance pramisms, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgager, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgager may be indebted to the Mortgager at any time for advances made to or for his account by the Mortgager, and also in consideration of the further sum of Three Dollars (\$3.60) to the Mortgager in hand well and truly paid by the Mortgager at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargaired, said and released, and by these presents does grant, bargain, sell and release unto the Mortgager, its successors and assistants.

*ALL that certain piece, percel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, hims 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 o 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

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

Edwards Property conveyed to Jane A. Neal, prepared by Ethan C.

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 follow
ing 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

C. 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 of said property being conveyed to

reet to the point of beginning of 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 11 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 Green-Wille, lying on the northwesterly side of U.S. Highway 29 (Wade Hampton Boulevard) containing 3.50 acres according to a survey for Alvin A.

McCall, Jr., prepared by Piedmont Engineers and Architects on March 5, McCall, Jr., prepared by Piedmont Engineers and Architects on March 5, 1973, recorded in Plat Book 47 at Page 88. Reference is made to said by 1973, recorded by Roulevard Baptist Church to Dennon O. Jones. et al.

McCall, Jr., prepared by Fledholt Engineers and Although All Medicall, Jr., prepared by Fledholt Engineers and Although All Medicall, Jr. to Boulevard Baptist Church to Dennon O. Jones, et al, dated April 9, 1976, recorded in Deed Book 1034 at Page 486. DERIVATION: See Deed of Alvin A. McCall, Jr. to Boulevard Baptist Church, as recorded 4-9-73 DB 972 page 190 in R.M.C. Office for Greenville County, S.C.

Together with all and singular rights, members, herditaments, 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 hed thereform, and including all heating, plumbing, and lighting spiritures new or hereafter attached, connected, or littled thereto in any manner; it being the Intention of the parties hereto that all such efficiency 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 encumbe. 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 Mortgagor forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

Second Mortga

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