

S. C.

1576 128

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

MSLEY

WHEREAS, Abundant Life Church

(hereinafter referred to as Mortgagor) is well and truly indebted unto Charles L. Quinn, Vera Q. Engel and Linda Q. Brown

(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

Ninety Four Thousand, Three Hundred Twenty & No/100-----Dollars (\$ 94,320.00) due and payable

\$4,800.00 to be paid on the first day of July, 1982 and \$4,800.00 to be paid on the first day of each and every succeeding three-month period thereafter, until said indebtedness is paid in full, with payments applied first to interest and then to the remaining principal balance due from quarter to quarter. A right is given to prepay the within indebtedness from time to time and at any time without penalty;

with interest thereon from date at the rate of 10% per centum per annum, to be paid: quarterly

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

ALL those certain pieces, parcels or lots of land in the State of South Carolina, County of Greenville, being known and designated as Lots 1 and 2 as shown on Map No. 4 of Sans Souci Heights recorded in Plat Book Y at Page 25, and Plat Book Y at Page 145, and Lots No. 158 and 159 and 160 as shown on Map No. 5 of Sans Souci Heights recorded in Plat Book BB at Pages 90 and 91, and being more particularly described according to a revised map of said lots prepared by C. O. Riddle, March 23, 1955, in two parcels as follows:

1. BEGINNING at an iron pin at the southwestern intersection of Lenore Avenue and New Buncombe Road and running thence with Lenore Avenue, S. 50-50 W. 150 feet to an iron pin at the corner of Lot 136; thence with the line of said lot, S. 39-04 E. 156.3 feet to an iron pin; thence with rear line of Lots 136 and 137, S. 53-29 W. 194.2 feet to an iron pin in the northeastern side of Earnshaw Avenue; thence with said avenue, S. 52-34 E. 85.8 feet to an iron pin at the corner of the turnout point of Earnshaw Avenue and Langston Drive as now located; thence with the curve of said intersection, the chord of which is N. 73-25 E. 18 feet; thence along the northwestern side of Langston Drive the following courses and distances: N. 21-11 E. 43.3 feet, N. 42-36 E. 72.4 feet, and N. 53-32 E. 200 feet to an iron pin in the southwestern side of New Buncombe Road; thence with said road, N. 39-21 W. 214.8 feet to the point of BEGINNING.

2. BEGINNING at an iron pin in the southwestern intersection of Langston Drive as now located and the New Buncombe Road and running thence with Langston Drive the following courses and distances: S. 53-32 W. 200 feet to an iron pin, S. 43-46 W. 56 feet to an iron pin and S. 16-25 W. 68 feet to an iron pin at the southeastern intersection of Earnshaw Avenue and Langston Drive; thence with Earnshaw Avenue S. 52-34 E. 50 feet more or less to a point in the center of Langston Creek; thence with the creek as the line, the following traverses: N. 37-56 E. 104 feet and N. 49-26 E. 199 feet to a point where the said Langston Creek crosses the New Buncombe Road; thence along the western side of the New Buncombe Road N. 39-21 W. 56.4 feet to the point of BEGINNING.

This being the same property conveyed to the mortgagor herein by deed of Evangel Temple of even date and to be recorded herewith.

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 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.

RECORD

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