MORTCAGE OF REAL ESTATE

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# 1577 HS877

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

187

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

WHEREAS, B & H Enterprises, a General Partnership

thereinafter referred to as Mortgagor) is well and truly indebted unto Willie Hayes, Charles Rainey and Dennis Hipps as Trustees of Renfrew Baptist Church

thereinafter 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 Forty Thousand and No/100-----

----- Dollars (\$ 40,000.00 ) due and payable

as provided for in Promissory Note executed of even date herewith, the terms of which are incorporated herein by reference.

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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe's heirs, 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.

ALL that certain piece, parcel or tract of land containing 17.3 acres situate, lying and being in the County of Greenville, State of South Carolina, on the western side of U. S. Highway No. 276 and being shown on a plat entitled "Property of Renfrew Baptist Church", dated June 1, 1975, prepared by W. R. Williams, Jr., Engineer/Surveyor, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the northwestern corner of the intersection of U. S. Highway No. 276 and New Circle Road and running thence along the northern side of New Circle Road, N.66-24 W. 1,193.2 feet to an old iron pin at the corner of the within described property and property now or formerly belonging to Whiteside; thence along the common line of said properties, N.18-03 W. 712.8 feet to an iron pin and stump on a creek; thence along said creek, the center thereof being the property line, the following courses and distances: N.59-02 E. 107.1 feet, N.66-14 E. 102 feet, N.63-22 E. 84.5 feet, N.47-05 E. 108.1 feet, N.41-55 E. 112.7 feet, N.60-50 E. 54 feet to an iron pin; thence leaving said creek, S.25-01 E. 278.1 feet to an old iron pin; thence N.59-49 E. 462.1 feet to an old iron pin; thence N.59-35 E. 74.4 feet to an iron pin on the western side of U. S. Highway No. 276; thence along said Highway, S.26-48 E. 600.4 feet to an iron pin, the point of beginning.

THIS is the same property as that conveyed to the Mortgagor herein by deed from Willie Hayes, Charles Rainey and Dennis Hipps as Trustees of Renfrew Baptist Church recorded in the RMC Office for Greenville County of even date herewith.

MORTGAGEES' mailing address: 9 Renfrew Avenue, Travelers Rest, S. C. 29690

A DESCRIPTION OF THE PROPERTY OF THE PROPERTY

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 is 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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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