

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
JUN 29 12 33 PM '83
DONH... R.M.L.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

AUGUSTA ROAD UNITED METHODIST CHURCH

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK & TRUST COMPANY

(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

Twenty-Two Thousand and No/100 - - - - - Dollars (\$ 22,000.00) due and payable

in sixty (60) monthly payments of \$502.19 per month, commencing August 8, 1983 and continuing at the rate of \$502.19 per month until paid in full, with each payment applied first to interest and balance to principal

with interest thereon from date at the rate of 13% APR per centum per annum, to be paid: monthly

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, and being described as follows:

BEGINNING at an iron pin, same being Mrs. Sue Earle's corner, and running thence S. 67-15 E. 108 feet to an iron pin; thence S. 3-00 E. 198.6 feet to a point on the North edge of new highway S. 72-00 W. 150 feet to an iron pin; thence N. 3-00 W. 313.2 feet to an iron pin, same being on Mrs. Sue Earle's line; thence along Mrs. Earle's line S. 58-00 E. 54.6 feet to the beginning corner, containing eighty-five one hundredth (0.85) acres, more or less, as per survey and plat made by J. Coke Smith & Son dated June 30, 1954, to which reference is hereby made. Said lot of land is bound on the North by Mrs. Sue Earle, on the East and West by M. C. Moon, and on the South by the new highway.

This being the same property conveyed to the Mortgagor herein by deed of Bob H. Hanner recorded in the RMC Office for Greenville County on November 23, 1982, in Deed Book 1177, page 757.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
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STAMP TAX
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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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