

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

FILED  
GREENVILLE S.C.  
JUL 29 2 34 PM '83

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, **City View First Baptist Church, Inc.**

(hereinafter referred to as Mortgagor) is well and truly indebted unto **Mary Alice S. Owens**

(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 THOUSAND AND NO/100** ----- Dollars (\$ **10,000.00** ) due and payable

**\$137.76** per month, commencing on **September 1, 1983** and continuing in a like amount on the 1st day of each month thereafter for a period of ten (10) years; at which time the entire remaining balance becomes due and payable, with each payment applied first to payment of interest and balance to principal with interest thereon from date at the rate of **11%** 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 Mortgagee 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**, situate, lying and being on the **Southwestern side of Monaghan Avenue, near the City of Greenville, known as LOT No. 45 on plat of property of Victor-Monaghan Company Development No. 1 made by Dalton & Neves, Engrs. December 1941 and recorded in the RMC Office for Greenville County in Plat Book M, at page 39 and having the following metes and bounds, to wit:**

**BEGINNING** at an iron pin on the Southwestern side of Monaghan Avenue at joint front corner of Lots Nos. 44 and 45 and running thence **S. 44-40 W. 246.7 feet** to an iron pin; thence along the rear line of Lot Nos. 42 and 41, **N. 72-23 W. 203 feet** to an iron pin; thence **N. 7-52 E. 101.2 feet** to an iron pin; thence **N. 73-52 E. 288 feet** to an iron pin in the Southwestern side of Monaghan Avenue; thence with the Southwestern side of Monaghan Avenue, **S. 49 E. 100.9 feet** to an iron pin, the beginning corner.

This being the same property conveyed to **City View First Baptist Church, Inc.** by deed of **Mary Alice S. Owens**, the Mortgagee herein, which is recorded simultaneously with this mortgage.

This is a **SECOND MORTGAGE**, junior to one executed this date to **South Carolina National Bank**.

The holder of this mortgage, **Mary Alice S. Owens**, does hereby agree that she is subordinating this mortgage to any mortgage given to **South Carolina National Bank** and to any mortgage which may be given by **City View First Baptist Church, Inc.** to **South Carolina National Bank** within **NINETY (90) DAYS** of the execution of this instrument and that she will in writing, if necessary, subordinate this mortgage to any mortgage given by **City View First Baptist Church, Inc.** for any indebtedness by reason of the purchase of the property above described, and this shall be binding upon the said **Mary Alice S. Owens** and her successors, heirs and assigns.

Mortgagee Address:

**Apt. 5-Q Bird Nest Apts.  
Sulphur Springs Rd.  
G'ville, SC**

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 fixtures, plumbing, and heating fixtures now or hereafter attached, connected, or fixed 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 Mortgagee covenants that it is lawfully seized of the premises hereinafore described in fee simple absolute, that it has a good right and is lawfully entitled to sell, convey or otherwise dispose of the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagee further covenants to warrant and defend the said premises unto the Mortgagee, its heirs, successors and assigns against the Mortgagee and all persons who may lawfully claim the same or any part thereof.

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