

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED

MORTGAGE OF REAL ESTATE

1358

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JAMES CROCKER AND JIMMY NIX, AS DEACONS AND TRUSTEES OF WELCOME FREEWILL BAPTIST CHURCH, (hereinafter referred to as Mortgagor) is well and truly indebted unto W. A. NASH, G. W. MERRITT, LEMUEL HALL, AND J.H. GOODWIN, AS DEACONS AND TRUSTEES OF PENTECOSTAL HOLINESS CHURCH OF FOUNTAIN INN, NCW KNOWN AS WOOD MEMORIAL PENTECOSTAL HOLINESS CHURCH, (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

One Hundred Thirty Five and No/100 (\$135.00) Dollars per month commencing on the 1st day of February, 1976, and continuing on like day thereafter until paid in full, payments to be applied first to interest, balance to principal, with interest thereon from date at the rate of --9%-- 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, Fairview Township, and in the incorporate limits of the town of Fountain Inn and being known and designated as a part of Lot No. 41, Block 4, of the Subdivision of the lands of the Fountain Inn Manufacturing Company - measuring 50 feet on Shaw or Sixth Street and running back 100 feet and being 50 feet wide in the rear. Bounded by Shaw or Sixth Street, Lot of F. B. Holland, Lots of E. R. Bradley and the balance and remainder of Lot No. 41 in Block 4 of said subdivision.

ALSO: ALL that piece, parcel or lot of land lying, being and situate in the County and State aforesaid, in the Town of Fountain Inn and described as follows: A part of Lot No. 41 of Block 4 of the subdivision of the lands of the Fountain Inn Manufacturing Company, being the back side of said lot, measuring 50 feet wide along other part of Lot No. 41, 50 feet along Butler Avenue, 50 feet wide in the rear along land of Woodside Mill Company, formerly Fountain Inn Manufacturing Company, and 50 feet along Lot No. 42 owned by Grady McKelvey.

This is the identical property conveyed to the Mortgagor herein by deed of the Mortgagee herein to be recorded of even date herewith.



Together with all and singular rights, members, hereditaments, 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 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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