

Mortgagee: 211 Conyers Street, Greenville, S.C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

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WHEREAS, Faith Baptist Church

(hereinafter referred to as Mortgagor) is well and truly indebted unto E.R. Griggs and Mabel Griggs

(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) equal installments of Four Hundred Fifty-Six and 69/100 (\$456.69) Dollars.

with interest thereon from date at the rate of 9% per centum per annum, to be paid:

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

ALL that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, being known and designated as Lot No. 251 of Section I in the Village of F.W. Poe Mfg. Co. as shown on a plat thereof recorded in the RMC Office for Greenville County, South Carolina, in Plat Book Y, Pages 26-31; said lot has a frontage of 75 feet on Seventh Avenue and reference to said plat is craved for a more particular description.

ALSO:

ALL that piece, parcel, and lot of land lying and being near the City of Greenville, South Carolina, being known and described as Lot 253, Section 1, as shown on a plat entitled "Subdivision of Village Houses, F.W. Poe Manufacturing Company, Greenville, South Carolina", made by Dalton and Neves, Engineers, July, 1950, and recorded in the R.M.C. Office for Greenville County in Plat Book Y, at Pages 26-31, inclusive.

According to the said plat the said lot is also known as 24 Hammett Street and fronts thereon 33.5 feet.

ALSO:

ALL that piece, parcel, or lot of land, with the improvements thereon, situate, lying and being near the City of Greenville, Greenville County, South Carolina, and being more particularly described as Lot 254, Section I, as shown on a plat entitled "Subdivision of Village Houses, F.W. Poe Mfg. Co., Greenville, S.C.", made by Dalton & Neves, July 1950, and recorded in the R.M.C. Office for Greenville County in Plat Book Y, at Pages 26-31, inclusive. According to said plat, the within described lot is also known as No. 22 Hammett Street and fronts thereon 101 feet, back of lot 109.2 S.E. side 78 feet, N.W. side 47.3 feet.

THIS conveyance is made subject to the following restrictions:

- (1) That no mercantile establishment, other than those already in existence, shall be erected, operated, or maintained on the lot above described
- (2) That only one residence shall be erected or maintained on any one lot.

THIS is the same property conveyed to the mortgagor herein by deed of E.R. Griggs and Mabel Griggs, as recorded in the R.M.C. Office for Greenville County, S.C., in Deed Book 498 at Page 377 on 4-26-54, Deed Book 717 at page 38 recorded 2-20-63 and Deed Book 879 at page 49 recorded 11-7-69.

Together with all and singular rights, members, herditaments, 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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