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MORTGAGE OF REAL ESTATE - Offices of JOSEPH H. ORLE, JR., ATTORNEY AT LAW, GREENVILLE, S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

2:36 PM '80  
W. H. C. WILKINSLEY

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

We, Dennis Garrett, Don Brookshire, T. J. Campbell, M. L. Jarrard, Mike Nix, Paul Ledford, Gilbert Whitman, Joe Williams, and Steve Wilson, as the Board of Deacons of the Cleveland First Baptist Church (formerly Middle River Baptist Church)

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. Harvey Cleveland, Jr.

(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

Fifteen Thousand One Hundred Twenty-eight and 68/100 Dollars (\$15,128.68) due and payable

with interest thereon from \_\_\_\_\_ date \_\_\_\_\_ at the rate of ten \_\_\_\_\_ per centum per annum, to be paid: one year from date

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, the Mortgagee'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 Cleveland Township, on the Southwestern side of U. S. Highway No. 76, containing 15.22 acres, being shown on a plat entitled "Survey for Cleveland First Baptist Church" prepared by W. R. Williams, Jr., P.E. and L.S., in February, 1980, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the Southwestern side of U.S. Highway No. 276 at the corner of other property belonging to Jarrard, said point being 271' Southwesterly from the center line of Echo Lane, and running thence along the Western side of U. S. Highway No. 276, the following courses and distances: S. 53-22 E. 106.6', S. 38-23 E. 147.8', S. 26-41 E. 286.8', S. 27-58 E. 100.8', S. 33-20 E. 101.9', S. 39-49 E. 101.9', and S. 45-18 E. 104.1' to an iron pin; thence leaving U.S. Highway No. 276 and running S. 34-20 W. 271.7' to an iron pin on the line of a cemetery; thence along the line of said cemetery N. 55-35 W. 499.2' to an old iron pin; thence continuing along line of said cemetery S. 26-45 W. 208.7' to a point; thence continuing along the line of said cemetery S. 55-36 E. 684.9' to an iron pin on a road; thence along the line running near the right-of-way of said road S. 25-07 W. 101.6' to an old iron pin on the line of Jarrard property; thence along the line of that property N. 76-14 W. 597.4' to an iron pin at a forked poplar, old marker; thence down the meanders of a creek as the line, a traverse line being N. 75-51 W. 251.9', to an old iron pin on the edge of the right-of-way for Echo Lane; thence along the line of an 0.33 acres parcel owned by Jarrard N. 2-38 E. 268.4' to an old iron pin at a corner of said 0.33 acres parcel; thence continuing along the line of Jarrard property N. 2-39 E. 198.9' to an old iron pin; thence continuing along Jarrard's line, running parallel to an overhead power line, N. 38-09 E. 364.8' to an old iron pin; thence continuing along Jarrard line, still running parallel to said power line N. 21-59 E. 443.5' to the beginning corner, said corner being witnessed by an iron pin back on line at 45.5'.

Grantor- J. Harvey Cleveland, Jr. Recorded herewith.

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GREENVILLE, S. C.

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

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