MONTGAGE - RE. 1, BOX 255A, SENELA, S.C. 29678

LAW OFFICES OF THOMAS C. BRISSEY, P.A. MORTGAGE OF REAL ESTATE

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STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

GREENVILLE CO. S.C.

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

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WHEREAS,

Melvin Looking chankenstey Pamela M. Church

(hereinafter referred to as Mortgagor) is well and truly indebted unto Hershel W. Grant and Jacqueline S. Grant

as per the terms of that promissory note of even date herewith.

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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, the Mortgagoe's heirs, successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or bereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Bates Township, containing ten (10) acres, more or less, according to a plat of Property of HERSHEL W. and JACQUELINE S. GRANT, prepared by T.T. Dill, dated March 25, 1974 and recorded in Plat Book 5-G at Page 7, in the RMC Office for Greenville County, S.C.. Reference is hereby made to said plat for a more complete description.

## ALSO:

ALL that piece, parcel or lot of land situated within Bates Township, Greenville County, State of South Carolina, containing 2.10 acres, pursuant to plat of property entitled "Hershel W. and Jacqueline S. Grant" which was surveyed by Terry T. Dill, RLS, duly recorded in Plat Book 7-T at Page 82. Reference is hereby made to said plat for a more complete description.

THIS being the same property conveyed to the mortgagor herein by deed of Hershel W. Grant and Jacqueline S. Grant as recorded herewith, in the RMC Office for Greenville County, S.C.

## LESS:

ALL that certain piece, parcel or tract of land, situate, lying and being in the County of Greenville, State of South Carolina, in Bates Township containing 0.90 acres, more or less, immediately to the rear of property now owned by the Shiloah Baptist Church, and being shown on a plat of Survey prepared by T. Craig Keith and recorded in the RMC Office for Greenville County in Plat Book 10-J at Page 45. Reference is hereby made to said plat for a more complete description.

THIS being a portion of the same property conveyed to the mortgagees herein by deed of C.F. Shirley as recorded in Deed Book 996 at Page 93, in the RMC Office for Greenville County, S.C., on April 10, 1974.

None of this property may be sold until this mortgage is paid in full or until agreed upon by the mortgagee.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
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TAX
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1 TAX
RESIZE
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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 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.

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

Water Burker