

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

GREENVILLE CO. S. C.

BOOK 913 PAGE 273

FEB 7 9 54 AM 1963
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN.

OLLIE FARNSWORTH
R.M.C.

WHEREAS, Bruce B. Ballenger, P. Preston Cash and Robert J. Lynn, as Trustees for the Saint Johns Methodist Church (hereinafter referred to as Mortgagor) is well and truly indebted unto Robert O. Davis

(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

Six Thousand and no/100-----Dollars (\$ 6,000.00) due and payable as follows: \$47.45 to be paid on March 1, 1963 and an equal amount to be paid on the first day of each month thereafter until paid in full. Privilege to anticipate payment without penalty is granted

with interest thereon from date at the rate of 5 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 on the north side of Crestfield Road as it intersects with the east side of Pine Creek Drive, consisting of 2.75 acres, more or less, and having, according to a plat entitled Property of Saint Johns Methodist Church, dated January 25, 1961, recorded in the RMC Office for Greenville County in Plat Book VV, page 27, the following metes and bounds, to wit:

Beginning at a point in the center of a branch at Crestfield Road; thence with said road S. 51-37 W. 15 feet, more or less, to an iron pin; thence along said road S. 51-37 W. 154.3 feet; thence continuing with said road as it intersects with Pine Creek Drive, following the curvature thereof, the chord of which is N. 83-23 W. 35.3 feet; thence with Pine Creek Drive as follows: N. 38-23 W. 95 feet, N. 27-08 W. 64.7 feet, N. 20-23 W. 85 feet; N. 10-20 W. 150 feet and N. 7-45 W. 140.8 feet; thence N. 81-25 E. 276.6 feet to an iron pin; thence N. 81-25 E. 15 feet, more or less, to the center of a branch; thence following the meanders of said branch, traverse line of which is S. 3-19 W. 205.7 feet and S. 10-27 E. 234.4 feet to the beginning corner.

This is a second mortgage junior in priority to that in favor of First Federal Savings and Loan which is recorded in Mortgage Book 898, page 268 in an original amount of \$43,650.00.

We approve the execution of this instrument.

Barry M. Carter
Barry M. Carter, Pastor

E. P. McWhirter
E. P. McWhirter, District Superintendent

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.