MONTOACE OF REAL ESTATE-Offices of TILE & SUPERINGENESS of Law, Coverentle, S. C. SOOK 1130 PARE 167

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

HAR 13 10 56 MM Chigage of Real Estate

OLLIE FARMSWORTHIOM THESE PRESENTS MAY CONCERN. R. H. C.

WHEREAS, SHANNON FOREST PRESBYTERIAN CHURCH, A CORPORATION.

(hereinafter referred to as Morgagor) is well and truly indebted unto RALPH E. GARLINGTON, LOUIS A.GARLINGTON, and JAMES H. GARLINGTON

(hereinafter referred to as Mortgagee) as evidenced by the Mortgager's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Four Thousand Eight Hundred Ninety One and 90/100

Dollars (\$4891, 90 ) due and payable

\$1222.98 annually beginning one year from date and a like amount each successive year until paid in full.

with interest thereon from date at the rate of Six per centum per annum, to be paid Annually.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagoe 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 Deliars (83.00) to the Mortgagor in hand well and truly paid by the Mortgagoe at and before the scaling 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, its successors and assigns:

"ALL that certain piece, pascel 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, and according to plat entitled "Property of Shannon Forest Presbyterian Church" made by C. O. Riddle, R.L.S., January 15, 1970, having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the intersection of Garlington Road and the County Road and running thence with said County Road S. 14-14 W., 63.6 feet; thence S. 34-45 W., 103.4 feet to an iron pin; thence S. 34-37 W., 587 feet to the southeast corner of lot this day conveyed by Grantors to Grantee; thence N. 43-41 W., 146.2 feet to a point on Garlington Road; thence with Garlington Road, N. 44-20 E., 280.7 feet to an iron pin; thence continuing with Garlington Road, N. 43-57 E., 450 feet to the point of beginning and containing 1.378 acres.

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 lieus and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagor forever; from and against the Mortgagor and all persons whomosover lawfully claiming the same or any part thereof.