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GREENVILLE CO. S. C.

BOOK 1161 PAGE 499

HORTON, DRAWDY, DILLARD, MARCHBANKS, CHAPMAN & BROWN, P.A., 307 FETTIGRU STREET, GREENVILLE, S. C. 29603

STATE OF SOUTH CAROLINA

JUL 27 4 31 PM '70

COUNTY OF GREENVILLE

OLLIE FARNSWORTH

MORTGAGE OF REAL ESTATE

R. M. C. TO ALL WHOM THESE PRESENTS MAY CONCERN.

WHEREAS, R. C. Mullinax, K. W. Johnston, W. D. James, W. T. Hughey, G. C. Summey,
as District Trustees of Eden Wesleyan Church
(hereinafter referred to as Mortgagor) is well and truly indebted unto
Ethel R. Roach

(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

Four Thousand Five Hundred and 00/100

Dollars (\$4,500.00) due and payable

at the rate of \$75.00 per month beginning on August 10, 1970, and on the 10th day of each month thereafter, payments applied first to interest at the rate of 5% per annum, and the balance to the principal until paid in full,

with interest thereon from date at the rate of five (5%) per centum per annum, to be paid: as set forth above.

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 situate, lying and being in Greenville Township, Greenville County, State of South Carolina, and being known and designated as Lot No. 22 and one-half (1/2) of Lot No. 20, adjoining Lot No. 22 in Block "F" of the subdivision of Park Place, as shown on plat thereof recorded in plat book "A" at page 119 in the R. M. C. Office for Greenville County, said lot having a frontage of 75 feet on Second (2nd) Avenue, and having a depth of 150 feet on Second (2nd) Street.

This being the same property conveyed to the Trustees of Eden Holiness Baptist Church by deed dated March 4, 1948, recorded in the R. M. C. Office for Greenville County in Deed Book 337, page 460. Subsequently, on March 1, 1967, the Trustees of Eden Holiness Baptist Church conveyed this property to the Trustees of Eden Pilgrim Holiness Church, said deed being recorded in the R. M. C. Office for Greenville County in Deed Book 814, page 559. In June, 1968, Eden Pilgrim Holiness Church merged with the Wesleyan Church, and this mortgage is being given by the current District Trustees of the Eden Wesleyan Church. This mortgage is given pursuant to resolution approved by the Church Board of Eden Wesleyan Church on June 27, 1970, which said resolution was duly entered in the minutes of the Church.

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.