

JAN 14 4 16 PM '71

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C. MORTGAGE OF REAL ESTATE

BOOK 1178 PAGE 103

TO ALL WHOM THESE PRESENTS MAY CONCERN:

The Second Presbyterian Church of Greenville, S. C., an eleemosynary corporation,
by G. D. Auld, Ira A. Giles, Jr., J. D. Gwinn, Harry S. Joyner, and John I. Smith,
WHEREAS, / Trustees,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Peoples National Bank, Greenville, S. C.,

(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 One Hundred Thousand and No/100-----

-----Dollars (\$ 100,000.00) due and payable
Twelve Thousand, Two Hundred Fifty-Three (\$12,253.00) Dollars on the 15th day of October, 1971,
and Twelve Thousand, Two Hundred Fifty-Three (\$12,253.00) Dollars on the 15th day of each and
every succeeding six month period thereafter, with payments applied first to interest and then to
the remaining principal balance due each six month period. Privilege is given to anticipate pay-
ments at any time and from time to time without penalty;

with interest thereon from date at the rate of 7-3/4 % per centum per annum, to be paid: semi-annually

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 grant-
ed, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and as-
signs:

tract

"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, within the corporate limits of the City of Green-
ville, located at the intersection of River Street and Rhett Street and having, according to a
plat entitled "Property of Second Presbyterian Church in the City of Greenville, S. C." pre-
pared by Webb Surveying & Mapping Co. dated November 5, 1963, revised August 1964 and
revised February 1966, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the intersection of the western side of River Street with the
northern side of Rhett Street, and running thence along the northern side of Rhett Street,
S. 71-45 W. 262.4 feet to an iron pin; thence N. 18-00 W. 302 feet to a point; thence N. 72-
05 E. 38.1 feet to a point on the western side of River Street; thence along the western side of
River Street, S. 3-37 W. 322.7 feet to the intersection of Rhett Street and River Street, the
point of beginning.

The within mortgage, together with the note, that it secures is hereby executed in
accordance with the authorization given to the trustees of The Second Presbyterian Church
of Greenville, S. C. at a duly called congregational meeting held on October 18, 1970 after
legal notice given and with a quorum being present at said meeting.

It is agreed that the within mortgage shall have the same priority as a note and mortgage
executed by the mortgagor herein to the mortgagee herein in the original sum of \$45,000.00
dated March 1, 1966, which mortgage is recorded in the R. M. C. Office for Greenville
County in Mortgage Book 1024 at Page 71.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or ap-
pertaining, 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.