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GREENVILLE, CO. S. C.

BOOK 1186 PAGE 643

MORTGAGE OF REAL ESTATE—<sup>OFFICES OF LOVE</sup> ~~Choznton~~, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

APR 11 4 30 PM '71  
OLLIE FARNSWORTH  
R. M. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Pilgrims Rest Baptist Church

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Poinsett Baptist Church, Inc.

(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

Thirty thousand and no/100----- DOLLARS (\$ 30,000.00 ),  
with interest thereon from <sup>maturity</sup> ~~date~~ at the rate of -8- per centum per annum, said principal and interest to be repaid:

\$10,000.00 on or before April 4, 1971. \$5,000.00 on or before  
January 2, 1972 and the balance of \$15,000.00 to be paid on  
or before April 2, 1972.

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, within or near the City limits of Greenville, on the southwestern corner of Jefferson Circle and Willard Street, and having the following courses and distances according to a survey and plat by H. A. Norman, Surveyor, dated October 10, 1957 as follows, to-wit:

BEGINNING at a 1 3/4 inch steel rod situate at the intersection of the western right of way of said Jefferson Circle and the northern right of way line of Willard Street; thence S 65-15 W along said right of way on Willard Street for a distance of 172.55 feet to a 1 3/4 inch steel rod; thence N 32-45 W 108.10 feet to a 1 3/4 inch steel rod; thence N 65-15 E 182 feet to a 1 3/4 inch steel rod situate on the western right of way of Jefferson Circle; thence S 21-45 E along said right of way of Jefferson Circle for a distance of 107.11 feet to the point of beginning.

ALSO: All that other piece, parcel or lot of land with improvements thereon situate, lying and being in or near the city limits of Greenville, Greenville County, State of South Carolina and being more particularly designated as Lbt 16 as shown on plat entitled Subdivision for Abney Mills, Poinsett Mill, Greenville, S. C. by Percalé & Percalé, Engineers dated March 5, 1959 recorded in Plat Book QQ at page 51 in the RMC office for Greenville County. The within described property is also known as 4 Jefferson Circle and fronts thereon 97 feet and is the parsonage property of the said Poinsett Baptist Church.

This mortgage and note it secures are executed pursuant to authority and directions contained in Resolution passed by the congregation of the Pilgrims Rest Baptist Church on March 7, 1971.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.