

STATE OF SOUTH CAROLINA

GREENVILLE CO. S. C.

BOOK 1200 PAGE 540

COUNTY OF

JUL 30 3 25 PM '71

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Andrew Peters, William Edwards, Lee Bowens, Lucious Brown, John Garrett, and Bobby Harris, ~~and~~ as Deacons and Trustees of Mount Amanual Baptist Church (also known as Mount Emanuel Baptist Church) (hereinafter referred to as Mortgagor) is well and truly indebted unto First Piedmont Bank & Trust Co. of Greenville, South Carolina

(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

Thirteen Thousand and no/100 Dollars (\$ 13,000.00) due and payable

in monthly installments of \$202.67, the first payment being due September 6, 1971, and continuing on the sixth day of each month thereafter until paid in full

with interest thereon from date at the rate of eight 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, about one mile east of the Court House at Greenville, just east of Richland Creek, said lot is known as Lot # 1 on a plat of Richland Hills made by F.C. Rogers on February 17, 1911 and recorded in Plat Book C Page 99 of the R.M.C. office for Greenville County. Said lot fronting on Church Street and lying next to the Railroad Cut.

This is the same lot conveyed to the mortgagor by Florence A. Shockley. See Deed Book 11 Page 188 in the R.M.C. office for Greenville County.

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 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.