

MORTGAGE OF REAL ESTATE
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STATE OF SOUTH CAROLINA
MAY 7 11 05 AM '72
COUNTY OF GREENVILLE MORTGAGE OF REAL ESTATE

ELIZABETH RIDDLE TO ALL WHOM THESE PRESENTS MAY CONCERN,
R.M.C.

WHEREAS, Greenville Evangelistic Church, acting through its Trustees, Clyde Bishop, James Smith, Buddy Burnett, J. A. Cason, and John D. King (hereinafter referred to as Mortgagor) is well and truly indebted unto

The Peoples National Bank 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 Fourteen Thousand & no/100---

Dollars (\$ 14,000.00) due and payable

in equal monthly installments of \$218.21 per month for eighty-four months, the first installment to be due on December 5, 1972, and a like installment to become due on the fifth day of each and every month until this indebtedness and interest are paid in full, payments to be applied first to interest, balance to principal

with interest thereon from: date at the rate of Eight per centum per annum, to be paid:

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 four miles west of Greenville Court House, on U. S. Highway 123, and shown on a plat designated as Property of Carolina Sports Center, Inc., made by C. O. Riddle, Reg. L. S., dated July, 17, 1972, and divided and revised October 16, 1972, and according to said plat, containing 3.04 acres, and being more particularly described according to said plat by the following courses and distances, to-wit:

BEGINNING at an iron pin on the northern side of S. C. Highway 123 right-of-way at joint front corner of property herein conveyed and Nyland property, et al., and running thence with S. C. Highway 123, S. 86-49 W. 250 feet; thence N. 3-11 W. 662.7 feet; thence N. 86-49 E. 149 feet to iron pin at Nyland line, et al.; thence with Nyland line, S. 11-51 E. 670.4 feet to the point of beginning.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 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 whatsoever lawfully claiming the same or any part thereof.