

AFFIDAVIT
FILED FILE MORTGAGE OF REAL ESTATE - Ashmore & Hays, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE, CO. S. C.
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:
DONNIE S. TANKERSLEY
R.H.C.

BOOK 1270 PAGE 617

WHEREAS, We, Thomas Evans, Clarence Cannon and James Bullington, as Trustees for the Fellowship Baptist Church (hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & Trust Company

(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 Eighty Thousand and No/100

Dollars (\$80,000.00) due and payable

in monthly payments in the sum of Eight Hundred Sixty-six and No/100 (\$866.00) Dollars per month on or before the 15th day of each month commencing August, 1973, said payments to be applied first to interest, then to principal

with interest thereon from date at the rate of Eight (8%) 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, being on the Southern side of Ikes Road and known and designated as a portion of tract 3 of the Vivan Howell property, which plat is recorded in the RMC Office for Greenville County in Plat Book BB at Page 107. Also shown as the property of Fellowship Baptist Church by plat prepared by Carolina Engineering & Surveying Co., April, 1963, which latter plat is recorded in the R.M.C. Office for Greenville County in Book CCC at Page 187 and, according to said latter plat, has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of Ikes Road at the joint corner of this tract and tract 4 of the Vivan Howell property and running thence along the joint line S. 11-05 E. 766.3 feet to an iron pin; running thence N. 78-59 E. 307 feet to an iron pin on the Western side of a County Road; running thence with said road N. 09-55 W. 197.4 feet thence continuing with said road N. 15-53 W. 161.2 feet to an iron pin at the corner of a cemetery; running thence at the line of the cemetery S. 78-55 W. 174.4 feet; running thence N. 11-05 W. 122.6 feet; Running thence N. 78-55 E. 159.1 feet to an iron pin on the Western side of said county road; running thence with the Western side of said road, N. 20-15 W. 296.8 feet to an iron pin on the Southern side of Ikes Road; running thence with the Southern side of Ikes Road S. 77-13 W. 235 feet to iron pin, 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 whomsoever lawfully claiming the same or any part thereof.