

4350.2

REGULATION NO. 22  
MORTGAGE OF REAL ESTATE  
COMPLIED WITH  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

Office of P. BRADLEY MORRAH, JR., Attorney at Law, Greenville, S. C.  
FILED  
GREENVILLE CO. S. C.  
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BOOK 1283 PAGE 335  
BOOK 1285 PAGE 129

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DOONIE S. TANKERSLEY  
WHEREAS, Joe F. Hayes, Alvin Anderson, Douglas Huff, A. S. Janik, Andrew Loftis, Truman Pitman, Donald Styles, J. D. Styles, Victor Walker, as Trustees and constituting the Board of Deacons of the Locust Hill Baptist Church,

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Southern Bank and 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 Seventy Thousand and no/100 ----- Dollars (\$ 70,000.00 ) due and payable

Sept. 15, 1974, with interest due only December 15, 1973, March 15, 1974, June 15, 1974 and at maturity Sept. 15, 1974.

with interest thereon from date at the rate of 7-3/4% per annum per annum, to be paid Sept. 15, 1974, Dec. 15, 1973, Mar. 15, 1974, & June 15, 1974

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, on the north side of S. C. Highway 290 (Old Buncombe Road) in the township of Oneal and having according to a plat of the property of Blanche Pool Butler and W. F. Butler dated July 18, 1969, prepared by Terry T. Dill, registered LS and a plat entitled "Survey for Locust Hill Baptist Church" dated July 31, 1972 prepared by W. R. Williams, Jr., the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of S. C. Highway 290 at the corner of property of Butler; thence N. 46-06 E. 300.7 feet to an iron pin; thence S. 80-18 E. 323.7 feet to an iron pin; thence still with Butler property, S. 60-56 E. 449.5 feet to an iron pin in line of property of Lynn; thence with property of Lynn S. 43-44 W. 191.3 feet to an iron pin; thence with property of Bishop S. 43-44 W. 415 feet to an iron pin on the north edge of said highway; thence with the edge of said highway as the line in a northwesterly direction 449 feet to an iron pin; thence continuing with the edge of said highway in a northwesterly direction 172.5 feet, more or less to an iron pin; thence still with said highway N. 45-41 W. 73 feet to an iron pin, point of beginning. LESS, HOWEVER, THAT PORTION OF SAID TRACT OF LAND SITUATE NEAR THE SOUTHEAST PORTION THEREOF CONSISTING OF THE CHURCH CEMETERY AND GRAVEYARD.

This instrument is executed pursuant to action of the church membership at a meeting thereof duly called for May 13, 1973, at which meeting the same was duly approved by the membership of said church.

Together with all and singular rights, members, hereditaments, 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 hereinafore 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.

4328 (N.V. 2)