



STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE



GREENVILLE CO. S. C.
MAY 4 1 57 P.M.
MORTGAGE OF REAL ESTATE
BANKERS



WHEREAS, SANDY SPRINGS BAPTIST CHURCH, by its duly authorized Finance Committee (hereinafter referred to as Mortgagee) is well and truly indebted unto SOUTHERN BANK AND TRUST COMPANY a P. O. Box 8, Williamston, South Carolina



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(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Sixty Thousand and no/100

Dollars \$ 60,000.00 due and payable

in monthly installments of \$760.08 beginning on the 1st day of the month following the date of completion of construction of a proposed education building on the Mortgagee's property OR August 1, 1977, which ever first occurs. Said payment shall be applied first to interest and balance to principal.

With interest thereon from date at the rate of 9 3/4 per centum per annum, to be paid monthly as aforesaid

WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagee, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagee 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 Mortgagee 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, in Grove Township, lying on both sides of Sandy Springs Road and containing 6.03 acres according to a plat of property of Sandy Springs Baptist Church, prepared by Aaron M. Thompson, Surveyor, dated April 12, 1976 and being described in accordance with said plat as follows:

BEGINNING at a nail and cap in the approximate center of Sandy Springs Road, joint front corner with property of William E. Garrison, et al., and running thence with Sandy Springs Road S. 9 W. 85.5 feet to a nail and cap; thence N. 72 E. 72 Feet to a nail and cap in the approximate center of Snow Road; thence S. 60-33 E. 310.11 feet to an iron pin on the southerly side of Snow Road; thence with the line of property of J. Herman Campbell, Jr., S. 35-57 W. 469 feet to an iron pin; thence still with said Campbell line N. 53-33 W. 604 feet to an iron pin; thence along the line of William E. Garrison et al., N. 26-49 E. 302.83 feet to a Sweet Gum tree; thence still with said Garrison line S. 83-23 E. 301.39 feet to the point of beginning.

The subject property consists of five separate parcels conveyed to the Church as follows:

- (1) .19 acres conveyed by William E. Garrison, et al, by deed to be recorded herewith.
- (2) 2.06 acres conveyed by Allie Ligon Garrison, et al. recorded on June 7, 1949 in Deed Book 383 at page 413.
- (3) .49 acres conveyed by deed of E. B. Garrison, recorded on March 12, 1932, in Deed Book 161, at page 143.
- (4) 2 acres, more or less granted to the aforesaid Church around 1832 by unknown grantors. Such deed of conveyance being lost and apparently unrecorded.
- (5) 1 1/8 acres conveyed by John T. West by deed recorded January 6, 1902, in Deed Book III at page 433.

This mortgage is being executed by the Finance Committee of Sandy Springs Baptist Church pursuant to the authorization of the congregation thereof at a special called meeting of the congregation in accordance with the custom usages, by laws and/or constitution of the 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 there to 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 Mortgagee 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.

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