

10 N. Church Street, Greenville, S. C.
GREENVILLE CO. S. C.

BOOK 1448 PAGE 749

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OCT 30 11 36 AM '78

BONNIE S. JANKINS
H.S.L.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, GEORGE M. FOXWORTH AND BONNIE I. FOXWORTH

(hereinafter referred to as Mortgagor) is well and truly indebted unto CHRIST CHURCH ENDOWMENT CORPORATION

(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

SEVENTEEN-THOUSAND TWO HUNDRED AND NO/100----- Dollars (\$17,200.00) due and payable IN full Five (5) years from the date hereof, with interest payable annually in advance at 9 3/4 % per annum. GEORGE M. AND BONNIE I. FOXWORTH to pay interest payments of \$50.00 per month, and Co-signers to pay \$1,077.00 annual interest in advance for Five (5) years. with interest thereon from October 30, 1978 the rate of 9 3/4 % per centum per annum, to be paid: AS set out above.

THIS MORTGAGE IS NON-ASSUMABLE

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

ALL that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, in the City of Greenville, on the south side of Tindal Avenue, being known and designated as a small portion of Lot 2, the major portion of Lot 3, and a small triangular portion of adjoining lot as shown on plat of property of J. W. Jervey dated September 1923 by R. E. Dalton and recorded in the R. M. C. Office for Greenville County in Plat Book F, Page 152 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Tindal Avenue, which pin is located 271.9 feet from the southwest corner of the intersection of Tindal Avenue and Capers Street; and running thence S. 1-50 E. 190.4 feet to an iron pin; thence S. 89-07 W. 64.8 feet to an iron pin; thence N. 3-50 W. 190.2 feet, more or less, to a point on the south side of Tindal Avenue; thence with the south side of Tindal Avenue, N. 89-07 E. 70.4 feet to the point of beginning.

Derivation: Deed Book 1090, Page 744 David J. Goetzinger 10/30/78

GCTO -----3 OCT 30 78 823

RECORDED
TAX = 06.00

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 fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

SO 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.

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