

BOOK 1521 PAGE 581

STATE OF SOUTH CAROLINA } OCT 22 2 34 PM '80  
COUNTY OF GREENVILLE } DONALD E. TANNER, R.M.C. MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, COLUMBIA BAPTIST CHURCH, a corporation organized and existing under the laws of the State of South Carolina. (hereinafter referred to as Mortgagor) is well and truly indebted unto

THE COMMERCIAL BANK OF HONEA PATH

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, in the sum of: -----Thirty Thousand and No/100ths----- Dollars (\$30,000.00) due and payable as provided for under the terms and conditions of said note, which are incorporated herein by reference and made a part hereof as though they set forth herein, with interest thereon from date at the rate of 11 1/2 per centum per annum, to be paid as provided for in said note; and,

STATE OF SOUTH CAROLINA  
DOCUMENTARY STAMP TAX  
\$ 12.00

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 piece, parcel or lot of land, with all buildings and improvements thereon, situate, lying and being on the eastern side of U.S. Highway Number 25 (Augusta Road), in Dunklin Township, Greenville County, South Carolina, having according to a survey of the property of Columbia Baptist Church made by J. T. Leslie, Surveyor, dated June 18, 1958, the following metes and bounds, to-wit:

BEGINNING at a point in the center line of right of way of U.S. Highway Number 25 and running thence along the line of other property owned by Columbia Baptist Church, N. 79-35 E., 543.5 feet (new line showing course and distance as N. 83-08 E., 543.5 feet) to an iron pin in the line of property now formerly owned by the estate of Fred McCullough in the center line of a county road; thence along the line of said property and with said county road, S. 9 W., 812.5 feet, to a point; thence S. 69-00 W., 23.5 feet, to a stake in the center line of U. S. Highway Number 25; thence along the center line of U. S. Highway Number 25, N. 28-15 W., 812.5 feet, to the point of beginning.

The above described property is the same conveyed to Columbia Baptist Church by Deed of R. C. Collins recorded in the RMC Office for Greenville County, S. C., in Deed Book 602, page 102 on July 16, 1958.

ALSO, all that piece, parcel or tract of land together with all buildings and improvements now or hereafter constructed thereon containing approximately 8.16 acres, more or less, situate, lying and being on the eastern side of U. S. Highway Number 25 (Augusta Road), in Dunklin Township, Greenville County, South Carolina, being shown on a Plat of the property of Columbia Baptist Church made by James L. Strickland, Surveyor, dated July 11, 1978, recorded in the RMC Office for Greenville County, S.C., in Plat Book 6-S, page 86, and having the following metes and bounds to-wit:

BEGINNING at an iron pin in the center line of the Augusta Road at the northwestern most corner of the 5.02 acre tract above described and running thence with the center line of Augusta Road, N. 25-05 W., 632.3 feet, to an iron pin at the intersection of Augusta Road with a county road; thence with the center line of said county road and along the line of property sold by Columbia Baptist Church to Otis N. Lynch, Jr., S. 81-58 E., 914.2 feet, to an iron pin; thence continuing with the line of said property in said road, N. 12-17 E., 18.1 feet, to an iron pin; thence along the line of property formerly owned by the Fred McCullough estate and in the center line of a county road, S. 12-17 W., 426.6 feet, to an iron pin; thence along the line of the 5.02 acre tract, S. 83-08 W., 543.5 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 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.

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