

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
MAR 31 3 24 PM '81

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DOMINIC S. TANKERSLEY
R.M.C. 1405 Richmond Hill Road
Augusta, Georgia 30906

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

LEOLA F. SMITH, as life tenant, and ALLENE SMITH JONES, as remainderman

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, in the sum of: Seventy-nine Thousand Five Hundred and no/100ths ----- Dollars

(\$ 79,500.00) 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 10 per centum per annum, to be paid as provided for in said note; and,

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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 tract of land, containing 21.24 acres, more or less, situate, lying and being on the northern side of Woodruff Road (South Carolina Highway No. 146), in Butler Township, Greenville County, South Carolina, being a portion of 68.21 acres PROPERTY OF GRADY L. SMITH on a plat thereof made by W. J. Riddle, dated May 10, 1943, recorded in the RMC Office for Greenville County, S. C., in Plat Book N, page 79, and having according to a plat of a survey for SOUTHSIDE BAPTIST CHURCH made by Williams and Plumblee, Inc., Engineers, dated March 11, 1981, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of the right of way of Woodruff Road at the corner of property owned by Fred B. Jones and Ruby M. Rosamond (said iron pin being located S. 5-51 W., 34 feet from the common corner of property owned by Leola F. Smith as life tenant, Rosamond and Fred B. Jones aforesaid), and from said beginning point running thence along the northern side of the right of way of Woodruff Road the following courses and distances: N. 67-39 W., 131.3 feet to an iron pin, N. 71-17 W., 73.2 feet to an iron pin, N. 74-58 W., 109.5 feet, N. 79-45 W., 106.7 feet to an iron pin, and N. 82-28 W., 126.8 feet to an iron pin at the boundary line separating the remainder interests of the Grady L. Smith Estate established by the Court of Common Pleas in Judgment Roll No. 80-4199; thence with said boundary line N. 27-37 E., 519.1 feet to a point; thence N. 13-34 E., 756.2 feet to an iron pin; thence along the line of property sold to Asheton, Inc., S. 69-09 E., 638.6 feet to an iron pin on property owned by Fred B. Jones; thence with Fred B. Jones, S. 41-29 E., 480.5 feet to an iron axle; thence with the line of property owned by Ruby M. Rosamond, S. 48-26 W., 1072.4 feet to an iron pin; thence along the line of Fred B. Jones, S. 5-51 W., 34 feet to the point of beginning.

The above property is the same conveyed to the Mortgagor by the Mortgagee by deed of even date to be recorded simultaneously herewith.

Any releases from the lien of this mortgage of any part of the above described property and all payments of principal and interest on the within mortgage and the note which it secures shall be governed and controlled by the terms and conditions of that certain Mortgage Release and Payment Agreement between the Mortgagor and the Mortgagees of even date herewith recorded in the RMC Office for Greenville County, S. C., in Mortgage Book 1536, page 732, the terms and conditions of which are incorporated herein by reference and made a part and parcel hereof as though fully set forth herein.

RECORDED IN THE R.M.C. OFFICE FOR GREENVILLE COUNTY, S. C. ON MARCH 31, 1981 AT 3:24 PM

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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