

MORTGAGE OF REAL ESTATE

416 East Rock Hill  
Bluff

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

JAN 31 1 37 PM '83  
DONNIE E. TANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 1593 PAGE 324

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 83 PAGE 111

WHEREAS, Faith Free Presbyterian Church (formerly Faith Presbyterian Church)

(hereinafter referred to as Mortgagor) is well and truly indebted unto Community Bank, Greenville, South Carolina

(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  
Forty-five Thousand and no/100ths Dollars (\$45,000.00) due and payable

to an acre plus or minus containing the following courses and distances, S 52-59 W 41.5 feet, S 57-07 W 97 feet, S 63-02 W 97.3 feet, S 67-38 W 49.4 feet, and S 68-29 W 338.5 feet to an iron pin being the point of beginning.

DERIVATION: This being the same property conveyed to Mortgagor herein by deed of Charles E. McBee as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1181, Page 605, on January 31, 1983.

ALSO, all that certain piece, parcel or lot of land, situate, lying and being on the southwest side of Sharon Drive, in the County of Greenville, State of South Carolina, being shown as a portion of the unnumbered part of the Property of Donald E. Baltz, shown on a Plat recorded in the RMC Office for Greenville County in Plat Book Y, Page 46, and having, according to a more recent survey dated May, 1956, the following metes and bounds:

BEGINNING at an iron pin on the southwest side of Sharon Drive, corner of property of the Sherwood Forest Subdivision; thence with the line of said property, S 01-30 E 524.9 feet to an iron pin in line of lot 35; thence with the line of said lot, S 60-07 E 85.1 feet to an iron pin, rear corner of Lot 32; thence N 29-53 W 438.2 feet to an iron pin on the southwest side of Sharon Drive; thence with said Sharon Drive N 57-53 W 304 feet to an iron pin; thence continuing with the southwest side of Sharon Drive, N 66-18 W 54.2 feet to the beginning corner.

DERIVATION: This being the same property conveyed to Mortgagor by deed of Karl Emerson and Margaret J. Emerson as recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1032, Page 95, on February 25, 1976.

As to the property described above located on Sharon Drive, this mortgage constitutes a second mortgage, junior in lien to that certain note and mortgage given to First Federal Savings & Loan Association as recorded in the RMC Office for Greenville County, South Carolina in Mortgage Book 1329, Page 650.

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STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
DEED BOOK 1593 PAGE 324  
RECORDED  
JAN 31 1983  
DONNIE E. TANKERSLEY  
R.M.C.

PAID & SATISFIED  
This 25th Day of October 1983  
Carly Hyde  
Witness

Together with all and singular rights, members, tenements, and appurtenances to the same belonging in law, equity, or otherwise, and including all heating, plumbing, electrical, and other fixtures and equipment, and 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.