

HARRY A. CHAPMAN, JR.  
GREENVILLE, SOUTH CAROLINA  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

CCT 21 3 25 PM 1968

BOOK 1106 PAGE 515

CALL TO ORDER  
MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, The Board of Deacons of the Brandon Baptist Church, Greenville, South Carolina

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & Trust Company

(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 TWELVE THOUSAND AND NO/100

Dollars (\$ 12,000.00 ) due and payable

At the rate of \$237.62 per month, commencing November 10, 1968, and the final payment being due five years from date

with interest thereon from date at the rate of 7% per centum per annum, to be paid: MONTHLY

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, located between Greene Street and Pettee Street and adjacent to the North boundary of the Brandon Baptist Church property, being more fully described as follows:

BEGINNING at a 1-3/4 inch steel rod situated on the East right-of-way line of Greene Street, this corner being the Northwest corner of the Brandon Baptist Church property; thence N. 56°-44 feet East for a distance of 102.36 feet to a 1-3/4 inch steel rod; thence North 86°-42 feet East for a distance of 138.57 feet to a 1-3/4 inch steel rod situated at the point of intersection of the Westerly right-of-way lines of Kitson and Pettee Streets; thence South 24°-27 feet West for a distance of 193.00 feet, this being the chord of the arc of a 7°-11 feet curve which is the right-of-way line of said Pettee Street, to a cross cut in the existing concrete sidewalk; thence N. 17°-30 East for a distance of 130.00 feet along the existing property line of said Brandon Baptist Church to a 1-3/4 inch steel rod; thence South 86°-07 feet West for a distance of 183.56 feet along the existing North property line of said Brandon Baptist Church to the point of beginning. Said property is bounded on the West and North by other lands of Abney Mills, and on the East by Pettee Street and on the south by existing property of the said Brandon Baptist Church.

The Board of Deacons of the Brandon Baptist Church, Greenville, South Carolina are making this mortgage pursuant to a resolution made by the congregation of the Brandon Baptist Church, and dated \_\_\_\_\_, authorizing Billy A. Franks, Lloyd McAbee, and William C. Burns, Treasurer, to borrow said sum and mortgage said real estate, described hereinabove.

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.

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.