

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, The undersigned as Trustees for Northside United Methodist Church

(hereinafter referred to as Mortgagor) is well and truly indebted unto Harry E. Turner as Trustee for Larry E. Turner and John A. Turner his successors and assigns forever

(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 Eighteen Thousand and No/100

Dollars (\$ 18,000.00 ) due and payable

on or before December 31, 1983

with interest thereon from date at the rate of Eight per centum per annum, to be paid quarterly beginning January 1, 1976; the right given to anticipate payment at any time and from time to without penalty.

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

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, in Greenville Township, being a part of Tract No. 14 as shown on a plat recorded in the R.M.C. Office for Greenville County in Plat Book E, at page 170, and having the following metes and bounds:

BEGINNING at a point on the west side of Summit Drive at the intersection of a street and thence with line of said street, N. 89-30 W. 500 feet to a pin; thence S. 1-15 W. 218.6 feet to a pin; thence S. 89-31 E. 262 feet to a pin; thence N. 1-15 E. 70 feet to a pin; thence S. 89-31 E. 288 feet to a point on Summit Drive; thence with Summit Drive, N. 1-15 E. 148.6 feet to the beginning corner; being the same conveyed to Fred A. Bettis, Roy B. Kay and M.P. Sadler, as Trustees of Northside Methodist Church by H. K. Townes and Ellen H. Townes by deed dated January 6, 1953 and recorded in the RMC Office for Greenville County in Deed Vol. 489, at page 492; less, however, that strip of land deeded to the City of Greenville by deed recorded in the RMC Office for Greenville County in Deed Vol. 481, at page 176, which has a depth of 4.9 feet at one point and 9 feet at another point. ALSO: All that piece, parcel or lot of land adjacent to and south of the above described property lying on the western side of Summit Drive having a frontage of 70.1 feet on Summit Drive, the northern side line having a depth of 272.9 feet and the southern side line having a depth of 269.2 feet and a rear width of 69.4 feet; less, however, a strip off of the front of said property conveyed to the City of Greenville for street purposes as appears in Deed Vol. 483, at page 533.

The mortgagee is trustee for Larry E. Turner and John A. Turner pursuant to separate Trust Agreement which mortgagee has in his possession. Among other terms said Trust Agreement authorizes trustee to hold legal title to property on behalf of the beneficiaries herein, to invest and reinvest trust funds to take hold and accept notes mortgages, whether first mortgages or not, and other evidences of indebtedness with full authority to foreclose said mortgages and take title to real property. To accept payments on mortgage indebtedness, to invest and reinvest the same. The mortgagor shall not be required to see to the proper application of any mortgage payments made.



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.

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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