

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

DONNIE S. TANKERSLEY } MORTGAGE OF REAL ESTATE
R.M.C. } TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Shannon Forest Presbyterian Church, Inc., a corporation

(hereinafter referred to as Mortgagor) is well and truly indebted unto Louis A. Garlington, Ralph E. Garlington and Alma C. Garlington

(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

Fifty-Four Thousand and No/100-----Dollars (\$ 54,000.00) due and payable as per the terms of said note;

with interest thereon from _____ date at the rate of eight per centum per annum, to be paid: as per the terms of said note.

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:

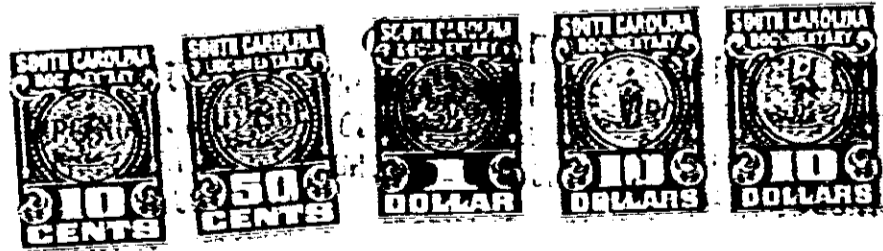
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, shown and described as "Property of Shannon Forest Presbyterian Church" according to a plat prepared by C. O. Riddle, Registered Surveyor, dated November 26, 1975 and recorded in the RMC Office for Greenville County, S. C. in Plats Book 5-0, at Page 29, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Garlington Road, the joint front corner of property of the mortgagor and property now or formerly belonging to Clarence A. and Julia B. Lutz, and running thence N. 5-47 W. 44.7 feet to an iron pin; running thence with the joint line of said property N. 56-04 W. 269.2 feet to an iron pin; thence continuing S. 33-35 W. 257 feet to an iron pin; running thence N. 59-44 W. 457.2 feet to an iron pin; thence N. 35-14 E. 884.3 feet to an iron pin on Shamrock Lane; thence with the right of way of Shamrock Lane S. 48-00 E. 96.4 feet to an iron pin; thence continuing with Shamrock Lane S. 57-09 E. approximately 382 feet to a point on Shamrock Lane; thence in a southwesterly direction at an angle perpendicular to said Shamrock Lane 300 feet to a point; thence in a southeasterly direction on a line more or less perpendicular to Garlington Road 300 feet to the edge of the right of way of said Garlington Road; thence S. 43-17 W. approximately 336 feet, more or less, to an iron pin, the point of beginning.

This being the major portion of the property this day deeded to the mortgagor by the mortgagees, less, however, a tract at the corner of the intersection of Shamrock Lane and Garlington Road 300 feet deep by 300 feet wide.

5.21.60



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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