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GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
CONNIE S. TANKERSLEY
R.M.C.

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

WHEREAS, COMMUNITY PROPERTIES, INC.

hereinafter referred to as Mortgagor) is well and truly indebted unto BERE A FIRST BAPTIST CHURCH AND CHURCH BUILDING SYSTEMS, INC.

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 One Thousand One Hundred and No/100 -----

----- Dollars (\$ 1,100.00) due and payable in accordance with terms of note of even date herewith.

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

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, near the City of Mauldin, located on the southern edge of Muscadine Drive, and being shown and designated as Lot No. 28 on a plat entitled "Rustic Estates", dated April 16, 1974, by Piedmont Engineers-Architects-Planners, and recorded in the R.M.C. Office for Greenville County in Plat Book 4R, Page 71 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the southern edge of Muscadine Drive at the joint front corner with Lot 27 and running thence with the southern edge of Muscadine Drive N. 67-09 E., 78 feet to a point; thence S. 81-26 E., 42.67 feet to a point on the western edge of Shawn Drive; thence with the western edge of Shawn Drive S. 50-00 E., 37.05 feet to the joint front corner with Lot 29; thence with the joint line of said lots S. 13-09 W., 131.95 feet to the line of property now or formerly belonging to The South Carolina National Bank as Trustee; thence with said The South Carolina National Bank as Trustee property S. 67-36 W., 55 feet to a point at the joint rear corner with Lot 27; thence with the joint line of said lots N. 22-25 W., 161.53 feet to the point of beginning.

This mortgage is junior in lien to that certain mortgage executed in favor of The South Carolina National Bank in the original amount of Thirty Nine Thousand and No/100 (\$39,000.00) Dollars recorded in the R.M.C. Office for Greenville County in Real Estate Mortgage Book 1319, Page 283.



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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