

MORTGAGE OF REAL ESTATE -

GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
1 2 28 PM '80

MORTGAGE OF REAL ESTATE

1020 133

TO ALL WHOM THESE PRESENTS MAY CONCERN:
DONNA R.M.C.

WHEREAS, OVERBROOK BAPTIST CHURCH, by its authorized Trustees, G. R. FOWLER, C. A. PICKEL & MASON E. THOMPSON, (hereinafter referred to as Mortgagor) is well and truly indebted unto

JOE L. MARTIN & BEATRICE L. MARTIN

(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, FIVE HUNDRED AND NO/100 - - - Dollars (\$ 18,500.00) due and payable

\$1,850.00 to principal each six months, commencing May 25th, 1981 and continuing at the rate of \$1,850.00 to principal, plus interest, until paid in full, with each payment due every six months, PLUS INTEREST

with interest thereon from date at the rate of 12% per centum per annum, to be paid: SEMI-ANNUALLY

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, in the City of Greenville, being known and designated as Lots 2, 3, 4, 41, 42 and 43 and a portion of Dupont Drive which is now closed as shown on plat of Isaqueena Park prepared by Pickell & Pickell, Engineers, June 3, 1947, and recorded in the RMC Office for Greenville County in Plat Book P, page 130, and having according to said plat the following metes and bounds, to wit:

BEGINNING at iron pin on northern side of East North Street at the joint front corner of Lots 4 and 5 and running thence along northern side of East North Street S. 75-53 W. 534.8 feet to iron pin at intersection of East North Street with Prescott Street; thence along said intersection N. 42-50 W. 49.3 feet to iron pin on southeastern side of Prescott Street; thence following curvature of Prescott Street, chords being: N. 16-47 E. 120.5 feet, N. 19-29 E. 72.1 feet, N. 22-19 E. 68.7 feet, N. 28-48 E. 65.3 feet, N. 33-41 E. 15.6 feet, N. 36-56 E. 81 feet, N. 46-42 E. 55 feet, N. 67-42 E. 29.8 feet, N. 77-37 E. 27.7 feet, N. 83-12 E. 95.6 feet & N. 69-12 E. 16.5 feet to iron pin at joint front corner of Lots 40 & 41; thence along joint line of said lots N. 24-58 E. 194.5 feet to iron pin on rear line of Lot 5; thence along joint line of Lots 5 & 41, S. 75-53 W. 65.9 feet to iron pin at joint rear corner of Lots 4 & 5; thence along joint line of said lots S. 14-07 E. 200 feet to beginning corner.

This is same property conveyed to Overbrook Baptist Church on April 4, 1951, from Central Realty Company, recorded in Deed Book 433, page 31.

This mortgage is junior in lien to that certain mortgage in favor of George R. Fowler recorded in the RMC Office for Greenville County on April 23, 1980, in Mortgage Book 1501, page 416.

SC-10
4. OCT 1
80
509

STATE OF SOUTH CAROLINA
RECORDS & DEEDS DIVISION
DOCUMENTARY
STAMP
\$ 07.00

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 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.

0138

4328 RV-2