

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.

BOOK 1538 PAGE 275

APR 14 11 57 AM '81  
DONNIE TANKERSLEY  
R.M.C.

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

WHEREAS, PEOPLES BIBLE CHURCH OF GREENVILLE, SOUTH CAROLINA, A Corporation,  
(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 SEVENTY-FIVE THOUSAND AND NO/100-----  
Dollars (\$ 75,000.00) due and payable

with interest thereon from April 14, 1981 at the rate of 18.0 per centum per annum, to be paid:  
PER TERMS OF NOTE OF EVEN DATE.

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, lying and being in Chick Springs Township, on the southwestern side of Thrift Side Road, containing 2.46 acres, more or less, according to a plat entitled "Property of Peoples Bible Church", dated August 20, 1974 and recorded in the RMC Office for Greenville County in Plat Book 5G at page 156 and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin located on the Western right of way margin of Thrift Side Road 416.90 feet from the point of intersection of said right of way with the Western right of way margin of Paris Mountain Road; thence leaving the aforementioned right of way S. 48-30 W. with the common line of Smiley Campbell property 216.0 feet to an iron pin; thence S. 41-30 E. with a common line with the Smiley Campbell property 210.0 feet to an iron pin; thence S. 48-30 W. with a common line with the Smiley Campbell property 210.0 feet to an iron pin; thence N. 41-30 W. along a common line with the Peoples Bible Church property 327.0 feet to oak tree ; thence N. 3-45 E. 31.3 feet to an iron pin; thence N. 48-30 E. along a common line with the W. C. Maddox property 466.50 feet to an iron pin located on Western right of way margin of Thrift Side Road; thence with the Western margin of Thrift Side Road S. 12-00 E. 80.3 to an iron pin; thence continuing with the Western right of way margin of Thrift Side Road, S. 22-45 E. 73.0 feet to an iron pin; said iron pin being the point and place of beginning.

This is the same property conveyed to the mortgagor herein by deed of Smiley Campbell dated August 22, 1974 and recorded in the RMC Office for Greenville County in Deed Book 1005 at page 490.

The mortgagor hereby agrees and warrants and covenants that it will not encumber in anyway that certain property known as Lots 4, 5, 6, 7, and 8, Paris Mountain Farms, it presently owns as recorded in Plat Book N at page 13 and further agrees any encumbrance is to be considered a breach and act of default in the instant mortgage, and further permits the mortgagee to immediately proceed to foreclose on instant mortgage.

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RECORDED  
APR 14 1981  
GREENVILLE COUNTY S.C.  
R.M.C.

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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