

N. T. E.

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

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

MAY 23 10 53 AM '84

WHEREAS, Trustees of Simpsonville First Free Will Baptist Church  
R.M.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Luona B. Goodwin  
P. O. Box 512  
Simpsonville, S. C. 29681

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are in-  
corporated herein by reference, in the sum of Twenty Five Thousand Three Hundred Forty Five and  
69/100 ----- Dollars (\$25,345.69 ) due and payable

in equal monthly installments of Three Hundred Forty Eight and no/100  
(\$348.00) Dollars, each, on the first day of each month until paid in  
full,

with interest thereon from date at the rate of 16 per centum per annum ~~XX XX XX~~

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:

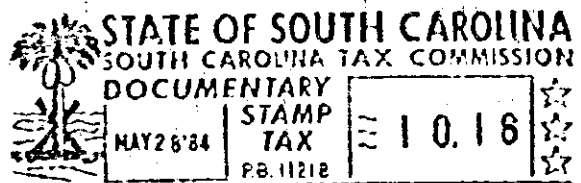
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being  
in the State of South Carolina, County of Greenville, being designated as 1.0 acre on Ponderosa  
Drive, just off East Georgia Road, near the City of Simpsonville, as shown  
on a plat entitled "Simpsonville First Free Will Baptist Church", dated  
February 23, 1978, prepared by T. H. Walker, SCRLS #3182, recorded in the  
RMC Office for Greenville County, S. C., in Plat Book 6-Q, at page 65, and  
having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Ponderosa Drive, at the  
joint front corner of the property herein and property now or formerly  
of Boiter, and running N.53-20E., 157.0 feet to an iron pin; thence turn-  
ing and running S.17-12W., 253.98 feet to an iron pin; thence turning and  
running S. 61-41W., 226.36 feet to an iron pin on the side of Ponderosa  
Drive; thence turning and running with the easterly side of Ponderosa  
Drive, N.0-50E., 245.72 feet to an iron pin, the point of beginning.

This being the same property conveyed to the mortgagor herein by deed  
of Luona B. Goodwin, said deed to be recorded herewith.

Mortgagor may not prepay more than 29% of the original amount of this  
mortgage in any given calendar year.

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or apper-  
taining, 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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