

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE

WHEREAS, Franklin Baptist Church, an eleemosynary corporation, in conference regularly assembled on January 29, 1939, duly adopted a resolution whereby the Trustees of said Church were authorized and directed to obtain a loan from, and to execute and deliver to Fidelity Federal Savings and Loan Association a note secured by a mortgage in the sum of \$3300.00 payable \$33.00 a month, Now therefore pursuant to authority contain in said resolution

TO ALL WHOM THESE PRESENTS MAY CONCERN:

\$3300.00 payable \$33.00 a month, Now therefore pursuant to authority contain in said resolution

FRANKLIN BAPTIST CHURCH, an eleemosynary corporation, SENDS GREETING: WHEREAS the said FRANKLIN BAPTIST CHURCH, and eleemosynary corporation

in and by its certain promissory note, in writing, of even date with these presents, well and truly indebted to FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C., in the full and just sum of THIRTY-THREE HUNDRED & NO/100

with interest at the rate of six (6%) per centum per annum, to be repaid in installments of THIRTY-THREE & NO/100

(\$33.00) Dollars upon the first day of each and every calendar month hereafter until the full principal sum with interest, has been paid; said monthly payments shall be applied first to the payment of interest, computed monthly on the unpaid balance, and then to the payment of principal; said note further providing that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty (30) days, or failure to comply with any of the By-Laws of said Association, or any of the stipulations of this mortgage, the whole amount due under said note shall, at the option of the holder thereof, become immediately due and payable, who may sue thereon and foreclose this mortgage; said note further providing for a reasonable attorney's fee, besides all costs and expenses of collection, to be added to the amount due on said note, and to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind.

NOW, KNOW ALL MEN, That the said FRANKLIN BAPTIST CHURCH, an eleemosynary corporation

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C., according to the terms of said note, and also in consideration of the further sum of Three Dollars to the said FRANKLIN BAPTIST CHURCH, an eleemosynary corporation

in hand well and truly paid by the said FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C., at and before the signing of these presents (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, S. C., the following described property, to-wit:

"All that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville,

in Greenville Township, at the southeast corner of the intersection of Stafford Avenue and Tremont Avenue, near the corporate limits of, the City of Greenville, being a portion of Lots Nos. 10 and 11, of Block G as shown on plat of "Melrose Heights" recorded in the R. M. C. Office for Greenville County in Plat Book "A" at Page 157, and having the following metes and bounds, to-wit:

Beginning at a stake at the southeast corner of the intersection of Stafford Avenue and Tremont Avenue, and running thence with the southern side of Tremont Avenue, N. 69 E. 83 feet to a fence; thence in a line parallel with Stafford Avenue, S. 33 1/2 W. 50 feet; thence in a line parallel with Tremont Avenue, S. 69 1/4 W. 83 feet to a point on Stafford Avenue; thence with the eastern side of Stafford Avenue, N. 33 1/2 W. 50 feet to the point of beginning; being the same property conveyed to Franklin Baptist Church, a corporation, Southern Franklin Process Company by deed dated November 22, 1927, and recorded in the R. M. C. Office for Greenville County in Book of Deeds "132" at Page 58.

RECORDED AND CANCELLED RECORD 15 Ollie Jan 15 1940 M. H. C. FOR GREENVILLE COUNTY, S. C. AT 4:30 #12601

Handwritten notes: "Satisfied in full", "Paid 25th Sept", "Fidelity Federal Savings and Loan Assn", "Secretary", "Hawell", "M. H. C."