

BOOK 753 Page 394

MORTGAGE OF REAL ESTATE—Prepared by Rainey, Fant, Hrawley & Horton, Greenville, S. C.

FILED GREENVILLE CO. S. C.

JUL 23 12 45 PM 1958

OLLIE FURNWORTH R.M.C.

The State of South Carolina,
COUNTY OF Greenville

SEND GREETING:

Whereas, We, the said James E. Freeman, T.B. Barnes, and J.B. Richey, as Trustees of Grove Baptist Church, of Greenville County, S.C. hereinafter called the mortgagor(s) in and by our certain promissory note in writing, of even date with these presents, are well and truly indebted to THE SOUTH CAROLINA NATIONAL BANK OF CHARLESTON.

hereinafter called the mortgagee(s), in the full and just sum of Eleven Thousand Two Hundred Ninety-five and 66/100

at its bank in Greenville, S. C., together with interest thereon from July 1, 1958 DOLLARS (\$ 11,295.66), to be paid Five (5 %) per centum per annum, said principal and interest being payable in monthly

installments as follows:

Beginning on the 1st day of August, 1958, and on the 1st day of each month thereafter until the principal and interest is paid in full and principal of said note, said payments to continue until the principal and interest is paid in full; the aforesaid monthly payments of \$ 265.18 each are to be applied first to interest at the rate of Five (5 %) per centum per annum on the principal sum of \$ 11,295.66 or so much thereof as shall, from time to time, remain unpaid and the balance of each monthly payment shall be applied on account of principal.

J.E.F.
70803
J.B.R.

All installments of principal and all interest are payable in lawful money of the United States of America; and in the event default is made in the payment of any installment or installments, or any part hereof, as herein provided, the same shall bear simple interest from the date of such default until paid at the rate of seven (7%) per centum per annum.

And if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole amount evidenced by said note to become immediately due at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity should be necessary for the protection of its interests to place, and the holder should place, the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including ten (10%) per cent, of the indebtedness as attorney's fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That We, the said mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee(s) according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to the said mortgagor(s) in hand and truly paid by the said mortgagee(s) at and before the signing of these Presents, the receipt thereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said The South Carolina National Bank of Charleston,

All that lot of land with the buildings and improvements thereon situate on the East side of U.S. Highway No.29(Also known as the Greenville -Piedmont Road) near Grove Station in Greenville County, S.C. and according to a survey made by Dalton & Neves,Engineers, March,1953, has the following metes and bounds to-wit:

BEGINNING at an iron pin on the East side of U. S. Highway No. 29 Northwest corner of property of Vivian Aspray and running thence with the East side of U. S. Highway No. 29, N. 15-57 E. 293 feet to an iron pin at the Southeast corner of the intersection of U. S. Highway No. 29, and a South Carolina State Highway, leading East from U. S. Highway No. 29, thence along the South side of State Highway, S. 78-28 E. 315 feet to an iron pin on the West edge of the right-of-way, of the Piedmont and Northern Railway, thence along the West edge of said right-of-way, S. 33-32 W. 241.2 feet to an iron pin, thence continuing with said right-of-way, S. 33-18 W. 69.3 feet to an iron pin at corner of property of Vivian Aspray, thence along line of the Aspray property N. 79-44 W. 223.2 feet to an iron pin on the East side of U. S. Highway No. 29, the beginning corner.

ALSO, all that lot of land with the buildings and improvements thereon situate on the Northwest side of U. S. Highway No. 29(also known as Greenville-Piedmont Rd.) near Grove Station in Greenville County, S. C. and having according to a survey made by Dalton and Neves Engineers, March

Paid and Satisfied in Full
Mar. 6, 1962 NATIONAL BANK OF GREENVILLE, S. C.
By Wm Burdette R.P.
Witness Marie Duncan
Betty Payne

SATISFIED AND CANCELLED OF RECORD
22nd DAY OF March 1962
Ollie Furnworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 4¹³ O'CLOCK P. M. NO. 23426