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SALUDA VALLEY FEDERAL SAVINGS & LOAN ASSOCIATION

Saluda Valley Federal Savings & Loan Association
Williamston, South Carolina

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE } ss: **MORTGAGE OF REAL ESTATE**

TO ALL WHOM THESE PRESENTS MAY CONCERN:

GROVE BAPTIST CHURCH, BY ITS TRUSTEES

_____ (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto SALUDA VALLEY FEDERAL SAVINGS AND LOAN ASSOCIATION OF Williamston, S. C., (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 **FIFTY THOUSAND AND NO/100**

DOLLARS (\$ 50,000.00), with interest thereon from date at the rate of Six and Three-Fourths per centum per annum, said principal and interest to be paid as therein stated, and (6 3/4)

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable.

on the 1st day of January, 1989

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 hereby grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

All that 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 **Grove Township**, being described as follows in accordance with a plat of property of Grove Baptist Church, dated May, 1951, recorded in Plat Book "X", at Page 112:

BEGINNING at an iron pin at the intersection of U. S. Highway 29 (Now S. C. Highway #20) and a S. C. Highway shown on said plat, and running thence along the southerly edge of said S. C. Highway, S. 78-28 E. 104.9 feet to an iron pin; thence S. 2-09 E. 178 feet to an iron pin; thence S. 45-46 E. 93 feet to an iron pin; thence S. 33-18 W. 69 feet to an iron pin; thence along the line of Vivian Aspray, N. 76-44 W. 213.2 feet to an iron pin on the easterly side of S. C. Highway #20; thence along said Highway, N. 15-57 E. 293 feet to the point of beginning.

ALSO: ALL those two parcels joining the above property, being a tract of 3 3/4 acres, more or less, and an adjoining strip, both of which are specifically described in a deed from Molly T. Morton to the Mortgagor, recorded in Deed Book 474, at Page 47. The said 3 3/4 acre tract is subject to the Rights-of-Way of the P & N Railway and Southern Railway.

This mortgage is executed by the undersigned Trustees pursuant to the unanimously passed Resolution of the congregation at a conference held August 4, 1968 at the Church.

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