

JUL 18 12 23 PM '69

OLLIE FARNSWORTH
R. H. C.



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

Reedy Fork Baptist Church

(hereinafter referred to as Mortgagor) SEND(S) GREETINGS:

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of

Fifteen Thousand and No/100-----(\$ 15,000.00) Dollars, as evidenced by Mortgagor's promissory note of even date herewith, said note to be repaid with interest at the rate

therein specified in installments of One Hundred Forty-Three and 35/100-----(\$ 143.35) Dollars each on the first day of each month hereafter, in advance, until the principal sum with interest has been paid in full, such payments to be applied first to the payment of interest, computed monthly on unpaid principal balances, and then to the payment of principal with the last payment, if not sooner paid, to be due and payable 15 years after date; and

WHEREAS, said note further provides 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 days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall, at the option of the holder thereof become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collaterals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for such proceedings; and

WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for any other purpose;

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing 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, the following described real estate:

All that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, containing 3.8 acres, more or less, situate at the Northeastern corner of the intersection of Old Hundred Road and Reedy Fork Road, and being more particularly described by metes and bounds, as follows:

BEGINNING at an iron pin at the intersection of the Old Hundred Road and Reedy Fork Road, and running thence along the Eastern side of the Old Hundred Road 300 feet, more or less, to a point at the corner of the cemetery; thence in an Easterly direction with line of cemetery property and approximately parallel with Reedy Fork Road 500 feet, more or less, to iron pin in line of property of Henry Griffin; thence with line of Griffin property in a Southerly direction 300 feet, more or less, to an iron pin on Reedy Fork Road; thence with the Northern side of Reedy Fork Road 500 feet, more or less, to the point of beginning.

There is located upon the above property the Reedy Fork Baptist Church, a brick parsonage and a Sunday School building.

This mortgage is executed pursuant to a Resolution adopted by the congregation on June 8, 1969.

The mortgagor's promissory note referred to above, contains, among other things, a provision for an increase in the interest rate.

A more accurate description of the property herein mortgaged, is shown on a plat thereof prepared by C. O. Riddle, R. L. S., March, 1957, is as follows:

BEGINNING at a point in the intersection of S. C. Road No. 50 (Old Hundred Road) and a County Road (Reedy Fork Road), and running thence along a line through S. C. Road No. 50, N. 24-10 E. 360.2 feet to a point in said road; thence N. 67-45 E. 5 feet to an iron pin on the edge of said road; thence running along the edge of said road, N. 15-35 E. 118.3 feet to an iron pin; thence S. 85-48 E. 210.7 feet to an iron pin; thence N. 67-45 E. 29/6 feet to an iron pin; thence N. 44-30 E. 39.4 feet to an iron pin and stone; thence S. 19-45 E. 557.7 feet to a point in said county road; thence N. 85-54 W., crossing and recrossing the northern boundary of said county road, 639.8 feet to the beginning corner.