



State of South Carolina }
COUNTY OF GREENVILLE } MORTGAGE OF REAL ESTATE
To All Whom These Presents May Concern:

Laurel 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

One Hundred Forty Thousand and No/100----- (\$ 140,000.00...)
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 Fifteen Hundred Thirty-Six and 78/100----(\$ 1,536.78.....)
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 10 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 as is more fully shown on a plat entitled "Property of Laurel Baptist Church" prepared January 31, 1964 by Galway & Terrell and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the northeastern side of Laurens Road at the joint corner of property of H. J. Southern and running thence with the northeastern side of said Laurens Road, and Woodruff Road, S. 51-55 E. 311.1 feet to an iron pin at the intersection of Woodruff Road and S. C. Highway 273, and running thence with the curvature of said intersection, the chord of which is S. 82-15 E. 11.7 feet to an iron pin; thence with the northwestern side of the right-of-way of S. C. Highway 273, N. 43-21 E. 100 feet to an iron pin; thence continuing with said right-of-way, N. 42-51 E. 280 feet to an iron pin in the line of property of H. J. Southern and running thence with the line of property of H. J. Southern, N. 59-30 W. 212.5 feet to an iron pin still in the line of property of H. J. Southern; running thence S. 60-49 W. 387.6 feet to the point of beginning.

The above described property was conveyed in two parcels as follows: (1) deed of E. Inman, Master, dated May 9, 1951 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 434 at page 177, and (2) deed to Laurel Baptist Church from H. J. Southern dated September 7, 1956 and recorded in Deed Vol. 561 at Page 25."