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GREENVILLE CO. S. C.

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BOOK 1163 PAGE 405

OLLIE EARNSWORTH



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Antioch Baptist Church, formerly Pack's Chapel Baptist Church by Albert Seawright and Joe Dixon, Trustees, and R. L. Berry, Nelson O'Connor and Herbert Roberts as Deacons

(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

Twenty Thousand and No/100-----(\$20,000.00) 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 Ninety-One and 14/100-----(\$ 191.14) 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, in the City of Greenville, being known and designated as Lots 3 and 4 as shown on a plat of Property of Mary L. Pack prepared by J. N. Southern, D. S., May 8, 1899, and recorded in the R. M. C. Office for Greenville County in Plat Book A at Page 251 and having the following metes and bounds, to-wit:

"BEGINNING at an iron pin at the southwest corner of Lot 3, which pin is now the east corner of the intersection of Pack Street and Pack's Alley and running thence along the western lines of Lots 3 and 4 (now Pack's Alley), N. 22 3/4 E. 136 feet to an iron pin on the line of Lot 6; thence with the line of Lots 6 and 5, S. 67 E. 90 feet to an iron pin on the line of property formerly of Jonas Poore; thence along the line of that property, S. 22 3/4 W. 136 feet to an iron pin on Pack Street; thence along Pack Street, N. 67 3/4 W. 90 feet to the beginning corner.

The above described property is the same conveyed to the Antioch Baptist Church, formerly Pack's Chapel Baptist Church, by three deeds as follows: a deed from J. G. Scott dated September 14, 1940 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 226 at Page 26, conveying a portion of Lot 3; a deed from Alex Satterwhite dated March 12, 1906 and recorded in Deed Vol. SSS at Page 67, conveying a portion of Lot 3; and a deed from the said J. G. Scott dated June 10, 1925 and recorded in Deed Vol. 118 at Page 28.

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