

DEC 12 10 35 AM 1951
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THE FARM R.M.C.
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State of South Carolina,

MORTGAGE OF REAL ESTATE

County of Greenville

To All Whom These Presents May Concern:

The First Baptist Church of Fountain Inn, a duly and legally organized and existing association of Fountain Inn, S. C. by its deacons J. E. Herndon, B. C. Givens, A. E. Green, J. W. Marlar, R. H. Babb, ~~and Bruce Farrow~~ C. J. Jones, Jr., W. B. Knight and Bruce Farrow SEND GREETINGS:

WHEREAS, the said ~~the said~~ First Baptist Church of Fountain Inn by its deacons J. E. Herndon, B. C. Givens, A. E. Green, J. W. Marlar, R. H. Babb, C. J. Jones, Jr., W. B. Knight and Bruce Farrow

in and by its certain promissory note, in writing, of even date with these presents, is well and truly indebted to WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION in the full and just

sum of THIRTY-FIVE THOUSAND and no/100 (\$35,000.00) Dollars,

with interest at the rate of five (5 %) per centum per annum, to be repaid in installments of FIVE HUNDRED and no/100 (\$500.00) Dollars upon the first

day of each and every calendar month hereafter until the full principal sum, with interest, has been paid. Said monthly payments shall be applied first to the payment of interest, computed monthly on the unpaid balance, and then to the payment of principal; said note further providing 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 (30) days, or failure to comply with any of the By-Laws of said Association, or any of the stipulations of this mortgage, the whole amount due under said note shall, at the option of the holder thereof, become immediately due and payable, who may sue thereon and foreclose this mortgage; said note further providing for a ten per cent attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and to be collectible, as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney, or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by said note, reference being thereunto had, will more fully appear.

NOW, KNOW ALL MEN, That the said First Baptist Church of Fountain Inn by its deacons J. E. Herndon, B. C. Givens, A. E. Green, J. W. Marlar, R. H. Babb, C. J. Jones, Jr., W. B. Knight and Bruce Farrow

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, according to the terms of

said note, and also in consideration of the further sum of Three Dollars to it, the said First Baptist Church of Fountain Inn by its deacons J. E. Herndon, B. C. Givens, A. E. Green, J. W. Marlar, R. H. Babb, C. J. Jones, Jr., W. B. Knight and Bruce Farrow in hand well and truly paid by the said WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, at and before the signing of these presents (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION the following described property, to-wit:

"All that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon,

situate, lying and being in the State of South Carolina, County of Greenville, at the corner of Western and Hellams Streets in the Town of Fountain Inn; Beginning at a Rock 3x on the corner of Western and Hellams Streets and running thence N. 52 E. 210 feet to a point, thence S. 38 E. 130 feet to a point, thence S. 52 W. 210 feet to Western Street, thence along Western Street N. 38 W. 130 feet to the beginning Rock 3x. Bounded by Western and Hellams Streets, and by lands now or formerly owned by J. W. Fowler Estate and Mrs. Zula West. This being the same property described in deed of Eveline Maroney to Robert Coleman, et al as Deacons of the First Baptist Church of Fountain Inn and which deed has been recorded in the R. M. C. Office for said County in Deed Book 43, page 189. And being the same property on which is located the church building and parsonage of the said First Baptist Church of Fountain Inn.

This mortgage deed is executed by and on behalf of the First Baptist Church of Fountain Inn, by the said named deacons, its execution is intended, and shall be construed as the act and deed of said First Baptist Church of Fountain Inn, and of said deacons, in their respective capacity as such, for and on behalf of said First Baptist Church of Fountain Inn.

This instrument, as well as the said note mentioned is executed by virtue of a resolution passed by the said First Baptist Church of Fountain Inn at a conference duly held on the 9th day of December, 1951, which resolution is of record upon the minutes of said church.