

GREENVILLE CO. S. C.

13 2 49 PM '58

MONNIE L. FARMERLEY
R.M.C.

STATE OF SOUTH CAROLINA)
):
COUNTY OF GREENVILLE)

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, MONAGHAN BAPTIST CHURCH (hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK & TRUST COMPANY (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 TWO HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$250,000.00) due and payable in monthly installments of THREE THOUSAND, TWO HUNDRED THIRTY-FOUR AND 94/100 (\$3,234.94) DOLLARS per month for a period of TEN (10) YEARS, with each payment applied first to payment of interest and balance to principal until paid in full, with interest thereon from date at the rate of 9½% per centum per annum, to be paid monthly; the first payment of principal and interest to commence one (1) month from date.

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 purposes:

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

ALL that certain 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 Greenville Township, at the Southwest corner of Pelzer and Ravenel Streets, and having according to survey of R. E. Dalton, May 1931, the following metes and bounds, to wit:

COMMENCING at an iron pin at the Southwest corner of Pelzer and Ravenel Streets and running thence along the West side of Pelzer Street, S. 6-00 W. 157.4 feet to an iron pin; thence along other property of Victor Monaghan Company, N. 83-00 W. 94.4 feet to an iron pin on the East side of an alley; thence along the East side of said alley, N. 7-00 E. 199.6 feet to iron pin on the South side of Ravenel Street; thence along South side of Ravenel Street, S. 58-20 E. 100.8 feet to the beginning corner.

This being the same property conveyed to the Deacons of Monaghan Baptist Church by Victor-Monaghan Co. as shown by deed recorded in the RMC Office for Greenville County in Deed Book 132, at page 176 on May 21, 1950.

ALSO: ALL the right, title and interest of the Mortgagor in and to that certain 20-foot strip of land shown on a plat of Victor-Monaghan Mills Property made by Pickell & Pickell on December 20, 1948, said strip lying Southwest of Ravenel Street immediately to the rear of the presently existing Baptist Church building and separating property of the church from Lot No. 26 as shown on said plat. The strip herein conveyed having a southern distance of 101.8 feet extending from a 15-foot alley to Pelzer Street and having a northern length of 102.3 feet. Said strip never having been opened as an alleyway but having been previously conveyed to Greenville County and being the same property conveyed to Monaghan Baptist Church by deed of Greenville County recorded in the RMC Office for Greenville County in Deed Book 593, at page 273 on February 24, 1958

DOCUMENTARY
RECORDED
FEB 25 1958
R.M.C.

4328 RW.2

0 2 5 0