



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

We, J. R. Hall, George A. Martin and W. B. Cheshier as Trustees of Calvary 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

Twelve Thousand, Five Hundred and No/100-----(\$ 12,500.00 )

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note does not contain a provision for escalation of interest rate (paragraphs 9 and 10 of this mortgage provides for an escalation of interest rate under certain conditions), said note to be repaid with interest as the rate or rates therein specified in installments of

One Hundred Fifty-Eight and 35/100-----(\$ 158.35 ) 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 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 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 Mortgagor 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, near the corporate limits of the City of Greenville, about two miles from the Greenville County Courthouse, being known and designated as the western portions of Lots 211 and 212 of the McCarey Subdivision as shown on a plat thereof prepared by W. A. Hudson and recorded in the R. M. C. Office for Greenville County in Plat Book A, at Page 279 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southeastern corner of Gridley and Martin Streets (said Martin Street now being known as Tampa Street), and running thence along the eastern side of Gridley Street, S. 13-30 W. 123 feet to a stake at the corner of Lot 213; thence with the line of that lot, S. 76-45 E. 99 feet to a stake at the corner of a lot heretofore conveyed by E. C. Nealy and W. R. Nealy to W. R. Nealy; thence along the line of that lot and another lot now or formerly of W. R. Nealy, in a northern direction (approximately N. 13-30 E.), 143 feet, 9 inches, more or less, to a stake on the said Martin Street; thence with Martin Street, N. 89-1/8 W. 104 feet to the beginning corner; being the same conveyed to the mortgagor as two separate parcels by Agnes L. McGee by her deed dated May 30, 1934, recorded in Deed Vol. 176 at Page 110.

ALSO: All those pieces, parcels or lots of land situate, lying and being in the State of South Carolina, County of Greenville, Greenville Township, adjoining the property above described and being known and designated as Lots 14 and 15 of a subdivision of the property of Julia D. Charles, Trustee, prepared by Will D. Neves, Surveyor, recorded in the R. M. C. Office for Greenville County in Plat Book C at Page 106, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a stake on the eastern side of Gridley Street, joint front corner of Lot 15 as shown on the aforementioned plat being recorded in Plat Book C at Page 106, and Lot 212 as shown on plat of the McCarey Subdivision recorded in the R. M. C. Office for Greenville in Plat Book A at Page 179 and running thence along the joint line of said lots, S. 76-45 E. 206 feet to a stake; thence along the rear lines of Lots 14 and 15 of the Julia D. Charles Subdivision, S. 13-30 W. 99 feet to a stake at the rear corner of Page 1

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