MORTGAGE: Form Prepared by Haynsworth, Perry, Bryant, Marion & Johnstone, Attorneys at Law, Greenville, S. C.

GREENVILLE CO. S. C.
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COURTHOUSE

BOOK 1452 PAGE 443

State of South Carolina,

COUNTY OF GREENVILLE

PURCHASE MONEY MORTGAGE

Joe H. Landreth, Eugene Shockley and Sherman Bayne, as Trustees for White Horse Heights Baptist Church, formerly Triune Baptist Church SEND GREETING:

WHEREAS, we the said Mortgagors

in and by our certain promissory note in writing, of even date with these presents are well and truly indebted to Waco F. Childers, Jr.

in the full and just sum of Five Thousand Five Hundred and No/100

($ 5,500.00) DOLLARS, to be paid at 922 N. Church Street 29601 in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of nine (9%) per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the 25th day of December, 1978, and on the 25th day of each month of each year thereafter the sum of $ 136.87, to be applied on the interest and principal of said note, said payments to continue up to and including the 25th day of October, 1982, and the balance of said principal and interest to be due and payable on the 25th day of November, 1982, the aforesaid monthly payments of $ 136.87 each are to be applied first to interest at the rate of nine (9%) per centum per annum on the principal sum of $ 5,500.00 or so much thereof as shall, from time to time, remain unpaid and the balance of each monthly payment shall be applied on account of principal.

All installments of principal and all interest are payable in lawful money of the United States of America; and in the event default is made in the payment of any installment or installments, or any part hereof, as therein provided, the same shall bear simple interest from the date of such default until paid at the rate of seven (7%) per centum per annum.

And if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole amount evidenced by said note to become immediately due, at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity should be placed in the hands of an attorney for suit or collection, or if before its maturity, it should be deemed by the holder thereof necessary for the protection of its interests to place, and the holder should place, the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including (10%) per cent, of the indebtedness as attorneys' fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That, the said Mortgagors, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to, the said Mortgagors in hand and truly paid by the said Mortgagee at and before the signing of these Presents, the receipt thereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said Waco F. Childers, Jr., his heirs and assigns, forever:

All that piece, parcel or lot of land situate, lying and being on the Western side of Vale Street, near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 52 on a Plat of White Horse Heights, prepared by C. C. Jones & Associates, dated May 11, 1955, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book BB at page 183A, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Western side of Vale Street at the joint front corner of Lots 51 and 52 and running thence N. 85-38 W. 204.5 feet to an iron pin at the joint rear corner of Lots 51 and 52; thence N. 16-05 W. 94.8 feet to an iron pin at the joint rear corner of Lots 52 and 53; thence S. 85-58 E. 239.2 feet to an iron pin on Vale Street at the joint front corner of Lots 52 and 53; thence along Vale Street S. 5-22 W. 90 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Waco F. Childers, Jr., dated December 5, 1978, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1093 at page 456, on December 8th, 1978.

This mortgage is given to secure a portion of the purchase price for the premises hereinabove described.

STATE OF SOUTH CAROLINA TAX COMM. DOCUMENTARY STAMP TAX 02.20

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