

MORTGAGE OF REAL ESTATE—G.R.E.M. 2

42162 PROVISION—JANUARY CO.—GREENVILLE

THE STATE OF SOUTH CAROLINA, }
County of Greenville,

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Baptist Church

P. S. Ballenger, Frank T. O'Steen & E. E. Nicoll, As Trustees for Sans Souci/ SEND GREETINGS:

Whereas, we the said P. S. Ballenger, Frank T. O'Steen & E. E. Nicoll as Trustees for Sans Souci Baptist Church in and by our certain promissory note in writing, of even date with these presents, are well and truly indebted to The South Carolina National Bank, of Charleston, S. C.

in the full and just sum of Two Thousand, Four Hundred and No/100

(\$2,400.00) Dollars, to be paid in monthly instalments of One Hundred and No/100 (\$100.00) Dollars, beginning on the Fifth day of January, 1940, and continuing thereafter on the Fifth day of each calendar month until said principal debt, with interest, is paid in full; with privilege of anticipating payment of any part or all of said principal debt at any time before maturity,

with interest thereon from date five per centum per annum, to be computed and paid monthly

until paid in full; all interest not paid when due to bear interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, 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 his 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 we the said P. S. Ballenger, Frank T. O'Steen and E. E. Nicoll as Trustees, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said The South Carolina National Bank, of Charleston, S. C.

according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to the said P. S. Ballenger, Frank T. O'Steen, & E. E. Nicoll, as Trustees in hand well and truly paid by the said The South Carolina National Bank of Charleston, S. C.

receipt whereof is hereby acknowledged, have granted, bargained, sold and released and by these Presents do grant, bargain, sell and release unto the said

The South Carolina National Bank, of Charleston, S. C., its successors and assigns forever:

All those three certain pieces, parcels or lots of land situate, lying and being in the State of South Carolina, County of Greenville, and in Greenville Township, being known and designated as Lots Nos. 201, 202 and 203, of the property of Colonia Company as shown by plat thereof made by Dalton & Neves, Engrs., in 1925, and subsequently revised in 1927, and recorded in the R. M. C. office for Greenville County in Plat Book G, at pages 112 and 113, and having, according to said plat the following metes and bounds, to-wit:-

BEGINNING at an iron pin at the intersection of Franklin Road and Buncombe Road, and running thence with Buncombe Road, N. 57-32 W. 206 feet to an iron pin, joint corner of Lots 203 and 204; thence with the joint line of said lots, N. 33-00 E. 200 feet to an iron pin on a 10-foot alley; thence with the line of said alley, S. 57-32 E. 206 feet to an iron pin on the Franklin road; thence with line of sidewalk on said Franklin Road, S. 33-00 W. 200 feet to the beginning corner. Being the same lots conveyed to J. C. Bridwell, P. S. Ballenger and J. T. McKinney as Trustees For Sans Souci Baptist Church as follows: (1) Lot No. 201 by James H. Gaines, April 22, 1927 by deed recorded in Vol. 113, page 210; and (2) Lots 202 and 203, by Colonia Company, April 22, 1927, by deed recorded in R. M. C. office for Greenville County in Vol. 116, page 234."

The within mortgage and the note secured herewith, are executed and delivered in compliance with resolutions adopted by the Congregation of the Sans Souci Baptist Church in conference assembled on the 3rd day of December, 1939, and a like resolution adopted by the Board of Deacons of said Sans Souci Baptist Church at a meeting held on the same date authorizing and directing the within named Trustees to execute and deliver their note and mortgage in the sum of \$2,400.00 to The South Carolina National Bank, of Charleston, S. C., for the purpose of refinancing the present mortgage debt now held by Mechanics Building and Loan Association, of Greenville, S. C. as shown by record thereof in the R. M. C. office for Greenville County in mortgage Book 173, page 268.

Handwritten signatures and notes:
The South Carolina National Bank
W. E. Henderson - Past Vice Pres.
J. L. Nelson
J. L. Wood
18
40
#5510