

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Washington Avenue Baptist Church, of Greenville County, South Carolina, a corporation
SENDS GREETINGS:

WHEREAS ~~x~~ the said Washington Avenue Baptist Church

in and by my its certain promissory note, in writing, of even date with these presents, ~~xxx~~ is well and truly indebted to FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C., in the full and just sum of Two Thousand & No/100 (\$2,000.00) Dollars,

with interest at the rate of six (6%) per centum per annum, to be repaid in installments of Twenty & No/100

(\$ 20.00) 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 reasonable 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.

NOW, KNOW ALL MEN, That ~~x~~ the said Washington Avenue Baptist Church

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C., according to the terms of said note, and also in consideration of the further sum of Three Dollars to ~~xxx~~ it the said Washington Avenue Baptist Church

in hand well and truly paid by the said FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C., 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 FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C., 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, in Greenville Township, about 3 miles from Greenville County Courthouse, at the northwest corner of Washington Avenue and Wilson Street, being known and designated as Lots Nos. 58 and 59 as shown on plat of Property of Eliza T. Looper, made by R. E. Dalton, C. E., in December, 1924, recorded in the R. M. C. Office for Greenville County in Plat Book H at page 159, and when described together, having the following metes and bounds:

BEGINNING at the Northwest corner of Washington Avenue and Wilson Street, and running thence with Washington Avenue, N. 22 W. 100 feet to an iron pin; thence N. 71-20 E. 150 feet to an iron pin; thence S. 22 E. 100 feet to an iron pin on the Western side of Wilson Street; thence with the Western side of Wilson Street, S. 71-20 W. 150 feet to the beginning corner; being the same property conveyed to Washington Avenue Baptist Church, a corporation, by Eliza Townes Looper by deed dated March 29, 1927, recorded in Book of Deeds of Greenville County at page 524. This mortgage is executed pursuant to authority of the congregation at a duly noticed and convened meeting.

PAID AND SATISFIED IN FULL
THIS 2-DAY OF SEPT 19-43
FIDELITY FEDERAL SAVINGS & LOAN ASSO.
BY: Esther West Isalaphin
Margaret H. Megans
J. J. Cunningham
RECORDED
R. M. C. F. GREENVILLE, S. C.
AT 5:10 PM OCTOBER 1943
8540

And the mortgagor(s) do(es) hereby agree, on demand of the mortgagee at any time, to pay, on the first day of each succeeding month thereafter, to the mortgagee, and in addition to the monthly payment of principal and interest stated herein, a sum equal to one-twelfth (1/12th) of the said annual assessment and insurance premiums, as required by the mortgagee. The mortgagor(s) further agree(s) to pay on demand, at any time, any additional sums necessary to pay these items. It is hereby agreed that any such additional payments, when so demanded by the mortgagee, shall become a part of the monthly installments due under the terms of this mortgage and the note secured thereby.
For position of this paragraph see other side of page.