

## MORTGAGE OF REAL ESTATE

WALKER, EVANS &amp; COGSWELL CO., CHARLESTON, S. C. 14566—B-13-40

THE STATE OF SOUTH CAROLINA, )

COUNTY OF GREENVILLE, )

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WE, THE UNDERSIGNED DEACONS OF THE MORGAN MEMORIAL BAPTIST CHURCH OF GREENVILLE, S. C.,  
SEND GREETING:

WHEREAS, at a meeting of the Congregation of Morgan Memorial Baptist Church of Greenville, S. C., duly called and held on May 28, 1941, a resolution was unanimously adopted authorizing the undersigned as Deacons of the Morgan Memorial Baptist Church of Greenville, S. C., to borrow for the use of the said church the sum of Five Thousand (\$5,000.00) Dollars and further authorizing the undersigned as Deacons to execute in the name of said church the note hereinafter described and to execute a mortgage securing said note conveying land hereinafter described, and

WHEREAS, we the said J. A. McCarson, J. H. Langley, B. H. Bishop, J. R. Summey, G. C. Batson, P. A. Fowler, J. W. Ward, Geo. Tripp, Preston Howard, Bert Tate and B. R. Barbre, as Deacons of Morgan Memorial Baptist Church of Greenville, S. C., in and by our certain promissory note in writing, of even date with these presents, are well and truly indebted to The First National Bank of Greenville in the full and just sum of Five Thousand (\$5,000.00) Dollars to be paid as follows: The sum of Four Hundred Fifty (\$450.00) Dollars to be paid on the 29th day of November, 1941, and the sum of Four Hundred Fifty (\$450.00) Dollars on the 29th day of May and November of each year thereafter up to and including the 29th day of November, 1945, and the balance of the principal remaining due on the 29th day of May, 1946, with interest thereon from date at the rate of five and one-half (5½%) per cent per annum, to be computed and paid when due to bear interest at seven (7%) per cent; and if any portion of principal or interest be at any time past due and unpaid, then 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 attorney's fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW, KNOWN ALL MEN, That we, the undersigned Deacons of Morgan Memorial Baptist Church of Greenville, S. C., in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said The First National Bank of Greenville according to the terms of the said note, and also in consideration of the further sum of three Dollars, to us, the undersigned Deacons of Morgan Memorial Baptist Church of Greenville, in hand well and truly paid by the said The First National Bank of Greenville, 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 The First National Bank of Greenville:

All that certain piece, parcel or lot of land with the buildings and improvements thereon situate, lying and being at the northeast corner of the intersection of Buncombe Road and Morris Street (formerly Hammett Street) near the City of Greenville, in the County of Greenville, State of South Carolina, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the northeast corner of the intersection of Buncombe Road and Morris Street, and running thence with the east side of Buncombe Road N. 18-25 E. 140 feet to an iron pin; thence S. 71-35 E. 105.66 feet to an iron pin; thence S. 18-25 W. 140 feet to an iron pin on the north side of Morris Street; thence with the north side of Morris Street N. 71-35 W. 105.66 feet to the beginning corner.

This is the same property conveyed to I. S. Burrell, et al, as Deacons of Talley Baptist Church by deed of American Spinning Company dated June 1, 1906, recorded in the R. M. C. Office for Greenville County, S. C., in Deeds Volume SSS at page 364 but subsequent thereto the name of Talley Baptist Church was changed to Morgan Memorial Baptist Church of Greenville, S. C., by resolution of the congregation of the said Talley Baptist Church by meeting duly called and held.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises unto the said The First National Bank of Greenville, its successors and assigns forever. And we do hereby bind ourselves, our Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said The First National Bank of Greenville, its successors and assigns, from and against ourselves and our Heirs, Executors, Administrators and Assigns and every person whomsoever lawfully claiming or to claim the same or any part thereof.

And the said mortgagors agree to insure the buildings on said lot in a sum not less than