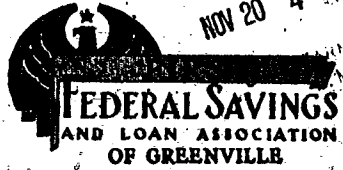


GREENVILLE CO. NOV 20 4 30 PM 1961

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# State of South Carolina

## MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

Pendleton Street Baptist Church of Greenville, S. C., an Eleemosynary Corporation,

SEND GREETINGS:

WHEREAS, I/we the aforesaid mortgagor(s) in and by my/our certain promissory note, in writing, of even date with these presents am/are well and truly indebted to FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF GREEN-

VILLE, in the full and just sum of Five Hundred Thousand and No/100 - - - - (\$500,000.00) Dollars (or for future advances which may be made hereunder at the option of said Association, which advances shall not exceed the maximum amount stated herein and shall be evidenced by a subsequent promissory note or notes se-

cured hereby), said note to be repaid with interest at the rate specified therein in installments of \_\_\_\_\_

Four Thousand Eighty-Five and 50/100 - - - (\$4,085.50) Dollars upon the first day of

each and every calendar month hereafter in advance, until the full principal sum, with interest, has been paid, such monthly payments to be applied first to the payment of interest, computed monthly on the unpaid principal balances, and then to the payment of principal. The last payment on said note, if not paid earlier and if not subsequently extended, will be due and payable 15 years after date. The 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 (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, become immediately due and payable, and the holder may sue thereon and foreclose this mortgage; said note further providing for ten (10%) per centum attorney's fee beside 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 (all of which is secured under this mortgage); as in and by said note, reference being thereunto had, will more fully appear.

NOW KNOW ALL MEN, That I/we, the said mortgagor(s) in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, according to the terms of said note, and also in consideration of the further sum of Three Dollars to me/us the said mortgagor(s) in hand well and truly paid by the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION 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 FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, 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 the City of Greenville, Greenville Township, located on Pendleton Street, Perry Avenue (formerly Ware Street) and Rhett Street, and having the following metes and bounds: BEGINNING at a point at the northeast corner of Pendleton Street and Perry Avenue Extension (formerly Ware Street) and running thence N. 18-14 W. 240.3" feet, more or less, to an iron pin at corner of church property and lot of M. E. Smith; thence with said joint line, N. 71-43 E. 99 feet, more or less, to an iron pin joint corner of Smith lot and church property; thence N. 18-19 W. 36 feet, more or less, along joint line of M. E. Smith and church property to an iron pin on the South side of Rhett Street; thence along South side of Rhett Street N. 71-43 E. 164.2' feet, more or less, to an iron pin at joint corner of church property and lot of W. L. Graydon; thence along line of W. L. Graydon S. 18-19 E. 278 feet, more or less, to an iron pin on the north side of Pendleton Street; thence along the north side of Pendleton Street S. 72-38 W. 262.8" feet, more or less, to the beginning corner; being the same conveyed to the mortgagor by Pendleton Street Baptist Church by deed dated December 22, 1956, recorded in Deed Vol. 567, page 501.

ALSO: "All that certain lot of land with the improvements thereon situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the northeast corner of Rhett and Ware Streets (Ware Street now known as Perry Avenue Extension) and having the following metes and bounds, to-wit: BEGINNING at an iron pin on the corner of Rhett and Perry Avenue Extension (formerly Ware Street), and running thence with Rhett Street 100 feet to an iron pin at corner of property now or formerly of Means; thence with line of Means lot, 36 feet to an iron pin on corner of lot now or formerly owned by T. Oregon Lawton, Jr.; thence with said lot 100 feet to an iron pin on Perry Avenue Extension (formerly Ware Street); thence with Perry Avenue Extension (formerly Ware Street), 36 feet to the beginning corner; being the same conveyed to the mortgagor by M. E. Smith by his deed dated May 10, 1957, recorded in Deed Vol. 576, at page 392."

~~XXXXXXXXXX~~ ALSO: "All that lot of land with the buildings and improvements thereon, situate on the North side of Pendleton Street in the City of Greenville, in Greenville County, State of South Carolina, and having the following metes and bounds, to-wit: BEGINNING at an iron pin on the north side of Pendleton Street at the southwest corner of lot formerly of Mrs. G. A. Buist, now property of the mortgagor herein, said pin being approximately 331

(continued on next page)