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GREENVILLE CO. S. C.

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BOOK 1153 PAGE 251

OLLIE FARNSWORTH
R. M. C.

Travelers Rest Federal Savings & Loan Association

Travelers Rest, South Carolina

STATE OF SOUTH-CAROLINA
COUNTY OF GREENVILLE

} SS:

MORTGAGE OF REAL ESTATE
(ESCALATOR CLAUSE)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

MARIETTA FIRST BAPTIST CHURCH, A CORPORATION

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto TRAVELERS REST FEDERAL SAVINGS AND LOAN ASSOCIATION OF Travelers Rest, S. C., (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of **ONE HUNDRED THIRTY-FIVE THOUSAND AND NO/100THS--**

DOLLARS (\$ 135,000.00), with interest thereon from date at the rate of **EIGHT (8%)** per centum per annum, said principal and interest to be paid as therein stated, and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable.

DECEMBER 15, 1990

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does hereby grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

All that piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Marietta, S. C., being a tract of land containing approximately 1.8 acres, more or less, situate on the eastern side of Cleveland Avenue, and being composed of three tracts and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Cleveland Avenue, also known as U. S. Highway 276 or Geer Highway, at the corner of property of James N. Celveland, and running thence along said Avenue S 22 W 261.85 feet to an iron pin; thence S 70-45 E 363 feet to an iron pin on the western side of Batson Street; thence along the western side of Batson Street N 22 E 261.85 feet to an iron pin; thence along Wadell and Celveland N 70-45 W 190.75 feet to an iron pin; thence N 71-15 W 180.1 feet to the point of beginning.

The property above described is composed of three tracts, a one acre tract deeded by the Batsons unto the Marietta Baptist Church in Deed Book 160, page 17, and Deed Book 157, page 251. The descriptions of the front and rear lines have been reduced from 183 feet to 122.61 feet as will appear on plat of First Baptist Church of Marietta in Plat Book 4-D, page 163, and is the same property conveyed by the Deacons of Marietta Baptist Church to the Marietta First Baptist Church, a Corporation chartered in Deed Book 881, page 245.

The second tract is one conveyed to Adkins to the Mortgagor in Deed Book 667, page 117.

The third tract is the one conveyed to the Deacons of the Marietta First Baptist Church in Deed Book 881, page 230, and by said Deacons