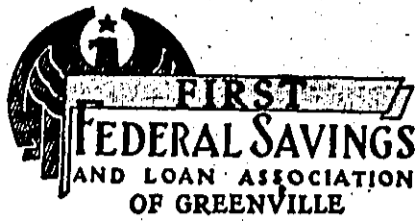


GREENVILLE CO. S. C.

AUG 19 2 26 PM '70

OLLIE FARNSWORTH
R. M. C.

BOOK 1163 PAGE 597



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Long Branch Baptist Church of Greenville, S. C., an eleemosynary corporation

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

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of

Fifty-One Thousand and No/100----- (\$ 51,000.00)
Dollars, as evidenced by Mortgagor's promissory note of even date herewith, said note to be repaid with interest at the rate

therein specified in installments of Four Hundred Forty-Two and 60/100----- (\$ 442.60)
Dollars each on the first day of each month hereafter, in advance, until the principal sum with interest has been paid in full, such payments to be applied first to the payment of interest, computed monthly on unpaid principal balances, and then to the payment of principal with the last payment, if not sooner paid, to be due and payable 20 years after date; and

WHEREAS, said 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 days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall, at the option of the holder thereof become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collaterals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for such proceedings; and

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

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described real estate:

All that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Gantt Township, being Lot 20 as shown on a plat being a revision of Lots 18, 19 and 20 of Jaynes Knoll by Carolina Engineering & Surveying Company, dated June 3, 1968, the said plat being of record in Plat Book YYY at Page 79, Office of the R. M. C. for Greenville County, and being more particularly described as follows:

"BEGINNING at an iron pin at the new joint corner of Lots Nos. 19 and 20, on the south side of Jacob Road and running thence along the south side of said road, following the curvature thereof, the chords being S. 73-27 E. 30 feet and S. 59-40 E. 46.3 feet to an iron pin; thence continuing along the south side of Jacob Road, S. 37-18 E. 146.1 feet to an iron pin; thence S. 65-25 W. 118.5 feet to an iron pin; thence N. 80-0 W. 135 feet to an iron pin at the joint corner of Lots 19 and 20; thence N. 13-35 E. 184.6 feet along the new joint line of Lots 19 and 20 to an iron pin, the point of beginning; being the same conveyed to the mortgagor by Dorothy Davis Miller by deed recorded in the R. M. C. Office for Greenville County in Deed Vol. 848 at Page 559.

ALSO: All that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, within the corporate limits of the City of Greenville, lying on the western side of Bolt Street (formerly known as Sullivan's Alley) and having, according to a plat, made by Dalton & Neves, Engineers, entitled "Property of C. S. Allen, Jr." dated July 1942 and revised July 1947, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the western side of Bolt Street at the corner of property formerly belonging to the Milford Estate (and now shown on the City Tax Map as an alley), and running thence along the western side of Bolt Street, the following courses and distances: N. 28-29 E. 40 feet to a point, S. 16-37 W. 61 feet, S. 16-37 W. 60.3 feet and S. 28-02 W. 58.7 feet to an iron pin; thence S. 88-30 W. 111.9 feet to a pin in or near a branch; thence with the meanders of said branch as the line, N. 3-05 W. 248.5 feet to a point; thence continuing with said branch as the line, 59.2 feet to a stake at the corner of property formerly owned by the Estate of J. C. Milford; thence with said line, S. 78-58 E. 122.7 feet to a point; thence continuing N. 84-48 E. 80 feet to the beginning corner; and being the identical property conveyed to the Trustees of Long Branch Baptist Church by three separate deeds, the first being from E. Inman

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