

## State of South Carolina,

County of GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

G. C. Cloninger, H. J. Duncan, and R. T. Osteen, as Trustees of St. Mark Methodist Church, near Greenville, South Carolina (formerly St. Mark Methodist Episcopal Church)

(herein called mortgagor) SEND GREETING: WHEREAS, the said mortgagor G. C. Cloninger, H. J. Duncan, and R. T. Osteen, as Trustees of St. Mark Methodist Church, near Greenville, S. C. (formerly St. Mark Methodist Episcopal Church)

in and by a certain promissory note in writing, of even date with these Presents is well and truly indebted to the LIBERTY LIFE INSURANCE COMPANY, a corporation chartered under the laws of the State of South Carolina, in the full and just sum of Twenty-two Thousand, Five Hundred and no/100

(\$ 22,500.00) DOLLARS, to be paid at its Home Office in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of Five (5%) per centum

per annum, said principal and interest being payable in monthly instalments as follows:

Beginning on the 1<sup>st</sup> day of October, 1953, and on the 15<sup>th</sup> day of each month

of each year thereafter the sum of \$ 238.72

to be applied on the interest and principal of said note, said payments to continue up to and including the 15<sup>th</sup> day of August, 1963, and the balance of said principal and interest to be due and payable on the 15<sup>th</sup> day of September, 1963; the aforesaid monthly payments of \$ 238.72

each are to be applied first to interest at the rate of Five (5%) per centum

per annum on the principal sum of \$ 22,500.00 or so much thereof as shall, from time to time, remain unpaid

and the balance of each monthly payment shall be applied on account of principal.

All instalments of principal and all interest are payable in lawful money of the United States of America; and in the event default is made in the payment of any instalment or instalments, or any part thereof, as therein provided, the same shall bear simple interest from the date of such default until paid at the rate of seven (7%) per centum per annum.

And if at any time any portion of principal or interest shall be past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole sum of the principal of said note remaining at that time unpaid together with the accrued interest, shall become immediately due and payable, at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and if 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 its interests to place, and the holder should place, the said note and mortgage in the hands of an attorney for any legal proceedings; then and in either of such cases the mortgagor promises to pay all costs and expenses including a reasonable attorney's fee, these to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That the said mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said LIBERTY LIFE INSURANCE COMPANY according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to the said mortgagor in hand well and truly paid by the said LIBERTY LIFE INSURANCE COMPANY, at and before the signing 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 said LIBERTY LIFE INSURANCE COMPANY, its successors and assigns, forever:

ALL that certain piece, parcel or lot of land with the buildings and improvements thereon situate, lying and being at the Southeast corner of the intersection of Ethelridge Avenue (sometimes called Ethelridge Drive) and North Franklin Road near the City of Greenville, in Greenville County, S. C., in that section known as Sans Souci, and having according to a plat made by W. J. Riddle, November 1, 1945, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book B, page 63, and having the following metes and bounds, to wit:

BEGINNING at an iron pin at the Southeast corner of the intersection of Ethelridge Avenue and North Franklin Road and running thence along the South side of Ethelridge Avenue, N. 78-36 E. 250 feet, more or less, to an iron pin at corner of Lot 2 on said plat; thence along the line of Lot 2, S. 12-05 E. 100 feet to an iron pin at rear corner of Lot 1; thence along the line of Lot 1, S. 78-13 W. 230.7 feet, more or less, to an iron pin on the East side of North Franklin Road; thence along the East side of North Franklin Road, N. 17-22 W. 100 feet to the beginning corner.

This is the same property conveyed to the St. Mark Methodist Church (formerly St. Mark Methodist Episcopal Church South) by deeds of Ethel Y. Perry, et al, dated February 15, 1932 recorded in the R.M.C. Office for