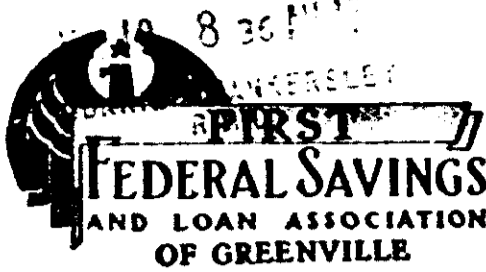


GREENVILLE CO. S. C.

1937 MAR 18



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

PARK PLACE CHURCH OF GOD

(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 SEVENTY-FIVE THOUSAND AND NO/100----- (\$ 75,000.00)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note a provision for escalation of interest rate (paragraphs 9 and 10 of this mortgage provides for an escalation of interest rate under certain conditions), said note to be repaid with interest as the rate or rates therein specified in installments of Seven Hundred Seventy-one and 90/100----- (\$ 771.90) 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 15 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 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 Mortgagee, 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, loaned, sold, and released, and by these presents does grant, loan, sell and release unto the Mortgagor, 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 the County of Greenville, on Orders Street (formerly Second Avenue), known as Lots Nos. 19 and 21 of Block "K" of Park Place, according to plat recorded in the Greenville County RMC Office in Plat Book A, page 119. These lots have together a frontage of 100 feet on Orders Street and a depth of 150 feet.

ALSO: ALL that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, just without the corporate limits of City of Greenville, located at Southeast corner of Third Avenue and Third Street in Park Place, said lot being known and designated as Lot No. 22 in Block K on plat of Park Place which is recorded in the RMC Office for Greenville County in Plat Book A, page 119. Said lot has a frontage of 50 feet on Third Avenue and a depth of 150 feet along Third Street to an alley and is 50 feet wide in the rear.



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