

MORTGAGE OF REAL ESTATE—G.R.E.M. 2

THE STATE OF SOUTH CAROLINA, }
County of Greenville, }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

The North Greenville Baptist Academy and Junior College, and Ellemosynary / Corporation
SEND GREETING:

Whereas, the said North Greenville Baptist Academy and Junior College
in and by its certain promissory note in writing, of even date with these presents, is
well and truly indebted to Mrs. Ella H. Smith

in the full and just sum of Thirty-two Hundred
(\$ 3200.00 Dollars, to be paid two years from date

with interest thereon from date at the rate of six per centum per annum, to be computed and paid

semi-annually until paid in full; all interest not paid when due to bear interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case 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 his interests to place and the holder should place the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including 10 per cent. of the indebtedness as attorneys' fees, this 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 North Greenville Baptist Academy and Junior College
in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mrs. Ella H. Smith

according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to
the said North Greenville Baptist Academy and Junior College
in hand well and truly paid by the said Mrs. Ella H. Smith

Witness
R. M. Kirkwood
W. M. Smith
RECORDED
DAY OF NOV
1945
R. M. C. FOR GREENVILLE COUNTY, S. C.
#11745

at and before 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

Mrs. Ella H. Smith, her heirs and assigns:

All that certain tract of land situate, lying and being on Meadow Fork of Mush Creek, in Highland Township, Greenville County, State of South Carolina, containing eighty-nine and eight-tenths (89.8) acres, more or less, bounded by lands of J. H. Roe, B. F. Neves and other lands of the said North Greenville Baptist Academy and being the same tract of land conveyed to said Academy by the Home Mission Board of the Southern Baptist convention by deed date May 5th, 1932, and recorded in deed Book 169 at page 232, RMC office for Greenville County.

Also, all that certain seven-ninth (7/9th) of one-half (1/2) of an undivided interest in and to all that lot of land situate, lying and being in the Town of Greer, on the West side of Trade Street, County and State aforesaid, formerly known as the Leonard-Keating property having a frontage of 52 feet and 1 inch on Trade Street, the buildings at this time being occupied by Economy Auto Supply Co., Mrs. R. Kirkwood, and B. & B Lunch Room. This being the identical property described in a certain deed of Thomas Keating to North Greenville Baptist Academy dated July, 1934, and recorded in Deed Book 179 at page 257, R. M. C. office for Greenville County.

This mortgage is executed by authority of the Board of Trustees of North Greenville Baptist Academy as set forth in a Resolution adopted by the Board on August 1st, 1938, wherein it is directed that the Trustees execute and deliver this mortgage and the note secured hereby.