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LIE FARNSWORTH R.M.C. Mortgage

This Indenture, this day made and entered into between Douglas M. Ethersedge, Ruby Badger and Clyde A. Robertson

as trustees of the Piedmont Park Methodist Church, Greenville County of Greenville, State of South Carolina, of the first part, and the Board of Church Extension of the Methodist Episcopal Church, South, of the City of Louisville, County of Jefferson, and State of Kentucky, of the second part

Witnesseth, That, Whereas, the Quarterly Conference of Monaghan-Woodside Charge, in the bounds of the Upper South Carolina Methodist Annual Conference of the said Church, at a session thereof held on the 4th day of January, A. D. 1948, adopted and spread upon its minutes a resolution authorizing the Board of Trustees of Piedmont Park Church to borrow from the Board of Church Extension of the Methodist Episcopal Church, South, not exceeding the sum of Six Thousand Dollars (\$6,000.00), and to secure the payment of the same by mortgage upon the property held in trust by them, upon such terms and conditions as may be agreed upon between said Trustees (or a majority of them) and said Board of Church Extension;

And, Whereas, the party of the second part has this day loaned to the parties of the first part the sum of SIX THOUSAND

DOLLARS (\$6,000.00), to be secured and repaid as follows, to wit: On the first day of March, 1949

THREE HUNDRED DOLLARS (\$300.00) and THREE HUNDRED DOLLARS (\$300.00) each six months thereafter until all is paid,

which sums shall draw six per cent interest per annum from date, payable semi-annually on the first day of March

and September in each year; provided, that at the end of six months after interest is due and unpaid, this overdue interest shall bear interest at the rate of six per cent per annum from said date; but the said Board of Church Extension may, upon the petition of a majority of the trustees of said Church in office at the time, grant extensions of the time of payment of one or more of said installments; it being expressly understood and agreed that if such extension or extensions be granted, then the signers of this instrument shall continue and remain bound hereby as fully and in the same manner as though said extended times of payment were named and fixed in this instrument; and the parties of the first part hereby obligate themselves to insure and keep insured the improvements on said property against loss or damage by fire in a sum not less than the debt hereby secured, in some approved fire insurance company, the policy or policies to be made payable to the second party as its interest may appear, and to be delivered to it; it being further understood and agreed that should the first parties refuse or fail to furnish such policy or policies to the second party, then the latter may, in its discretion, insure said property for its own benefit; and the parties of the first part will promptly pay all taxes and assessments made against the property, and upon failure to do so, the party of the second part may pay the same. And the cost of such insurance shall be and become a part of the indebtedness secured by this instrument, and to the payment of said sums, principal, interest, insurance and the sums paid for taxes, the said parties as trustees bind themselves and their successors as trustees, and also agree that if default is made in any installment of principal, interest, or insurance premium, the whole debt shall be held to be due and payable if the said Board shall elect. And in case any attorney's fees be incurred in collecting the said indebtedness, or any part of it, by suit or otherwise, the parties of the first part will pay the same, and it shall stand secured by this mortgage to be enforced as a part of the sum secured hereby. The rate of interest fixed in this obligation is six per cent, but in order to secure prompt payment, it is understood that if the several installments of principal or interest shall be promptly met at or before maturity, the payee will accept interest at the rate of four per cent per annum, payable semi-annually, otherwise the rate to remain as fixed herein. Now, in Consideration of the Premises, and of the said sum of money so borrowed, and in pursuance of the authority granted by the said Quarterly Conference, the parties of the first part have bargained and sold, and do, by these presents, grant, alien and convey unto the party of the second part, the said Board of Church Extension of the Methodist Episcopal Church, South, all of the following described real estate, to wit:

All that piece, parcel or lot of land in Chick Springs Township, Greenville County, South Carolina, on Old Rutherford Road, beginning at an iron pin, corner of Old Rutherford Road and Cason Ave., and running thence with Old Rutherford Road in a northerly direction 242 ft. to I.P., thence S 66 1/2 E 107 ft. to I.P. on Cason Ave., thence in a southerly direction 229.5 ft. to beginning point.

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in any wise incident or appertaining.

To Have and to Hold unto the said second party, its successors and assigns forever, with covenant of General Warranty of title to same.

Now, if said parties of the first part, or any one for them, shall pay said indebtedness at maturity, and pay said insurance premiums from time to time as demanded, then this indenture shall be void, else remain in full force.

And the mortgagors agree to pay \$600.00 attorney's fees and other expense incident to foreclosure.

Witnesseth our hands and seals, this 3 day of Sept, 1948

In the presence of

Nancy Nozick
Ja Henry

Douglas M. Ethersedge
Ruby Badger
Clyde A. Robertson
Trustees Piedmont Park Methodist Church.