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MORTGAGE OF REAL ESTATE—Prepared by Rainey, Fant, Brawley & Horton, Attorneys at Law, Greenville, S. C.

FILED
GREENVILLE CO. S. C.

The State of South Carolina,

COUNTY OF GREENVILLE

FEB 28 4 39 PM 1958

OLLIE F. WORTH
R.M.C.

To All Whom These Presents May Concern:

PIEDMONT PARK BAPTIST CHURCH, a corporation chartered under the laws of the State of South Carolina, SEND GREETING:
Whereas, it, the said Piedmont Park Baptist Church

hereinafter called the mortgagor(s) in and by its certain promissory note in writing, of even date with these presents, is well and truly indebted to WILLIAM A. KENNEDY.

hereinafter called the mortgagee(s), in the full and just sum of One Thousand Four Hundred and No/100----- DOLLARS (\$ 1,400.00), to be paid one year after date,

with interest thereon from date at the rate of six (6%) percentum per annum, to be computed and paid annually until paid in full; all interest not paid when due to bear interest at the same rate as principal.

And if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole amount evidenced by said note to become immediately due at the option of the holder thereof, 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 its 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 ten (10%) per cent, of the indebtedness as attorney's 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 it, the said mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee(s) according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to it, the said mortgagor(s) in hand and truly paid by the said mortgagee(s) at and before the signing of these Presents, the receipt thereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said WILLIAM A. KENNEDY, his heirs and assigns, forever:

ALL that lot of land with the buildings and improvements thereon, situate on the West side of Base Hospital Road (also known as Rutherford Road), in Chick Springs Township, Greenville County, S. C., in the area known as Piedmont Park, and being shown on a preliminary survey of property of M. C. Green, recorded in the RMC Office for Greenville County, S. C., in Plat Book "O", page 119 (also recorded in Plat Book "W", page 5) and having according to said plat and a survey made by R. W. Dalton, Engineer, February 3, 1950, the following metes and bounds:

BEGINNING at an iron pin on the West side of Base Hospital Road, said pin being located 190 feet South from the Southwest corner of intersection of Base Hospital Road & Sevier Street, corner property now owned by the Grantee, and running thence along the line of said Church property, N. 74-50 W., 200 feet to an iron pin; thence still along the Church property, S. 15-10 W., 190 feet to an iron pin; thence S. 74-50 E., 200 feet to an iron pin on the West side of Base Hospital Road; thence along the West side of said Road, N. 15-10 E., 190 feet to the beginning corner.

THIS is the same property conveyed to the Mortgagor by deed of the Mortgagee of even date, to be recorded herewith, and this mortgage is given to secure the remaining portion of the purchase price, and shall be junior in rank to the lien of that mortgage given by Charles Alexander Mostellar to Carolina Housing and Mortgage Corporation, on June 5, 1950, recorded in the RMC Office for Greenville County, S. C., in Mortgage Book 464, at page 53.