

FILED
GREENVILLE CO. S. C.

SEP 7 11 28 AM '72

First Mortgage on Real Estate
ELIZABETH RIDDLE
R.M.C.

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: GREENVILLE BAPTIST ASSOCIATION, INC.

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, S. C., (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Two Hundred Forty Thousand and No/100-----
DOLLARS (\$ 240,000.00), with interest thereon as provided in said promissory note, said principal and interest to be paid as therein stated, and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable,

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery 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 Mortgagee, its successors and assigns.

All that piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being on the eastern side of Augusta Street, on the northern side of Claussen Street and the western side of Howe Street, in the City of Greenville, County of Greenville, State of South Carolina, being shown on a plat entitled "Right of Way Plat - Thruston Street and Claussen Avenue", dated September 11, 1970, revised December 6, 1971, and prepared by the Department of Public Works for the City of Greenville and recorded in Plat Book 48, at Page 33, in the RMC Office for Greenville County, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Augusta Street at the northeastern corner of the intersection of Augusta Street and Claussen Avenue and running thence with said ave. N. 66-13 E. 660.7 feet to an iron pin on the western side of Howe Street at the northwestern corner of the intersection of Claussen Avenue and Howe Street; thence with Howe Street, N. 23-49 W. 114 feet to an old iron pin at the southwestern corner of Howe Street and a 11 foot alley; thence with said alley, S. 66-13 W. 621.39 feet to an iron pin on the eastern side of Augusta Street; thence with said street, S. 4-47 E. 120 feet to the point of beginning. LESS, HOWEVER, a right of way along the southern edge of the aforescribed property as shown for the widening of Claussen Avenue and also less a right of way area on the eastern side of said property for the widening of Howe Street, said rights of way being shown on the aforementioned recorded plat.

This is the same property conveyed to the mortgagor by deed recorded in Deed Book 893, at Page 97, and by deed to Ansel Pruitt, Douglas N. Baker and Bill Byers, as Trustees of Greenville Baptist Association, Inc., said deed being recorded in Deed Book 908 at Page 291.

This mortgage is executed by the Trustees herein pursuant to authority granted by a resolution duly adopted and approved by the Board of Directors of Greenville Baptist Association, Inc.