

AFFIDAVIT
FILED

FILED
GREENVILLE CO. S. C.
APR 3 11 30 AM '73
DENNIS S. JENNERSLEY
R.H.C.

BOOK 1271 PAGE 599

Travelers Rest Federal Savings & Loan Association

Travelers Rest, South Carolina

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

ss:

MORTGAGE OF REAL ESTATE
(ESCALATOR CLAUSE)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

CLEARVIEW BAPTIST CHURCH, BY ITS TRUSTEES

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

WHEREAS, the Mortgagor is well and truly indebted unto TRAVELERS REST FEDERAL SAVINGS AND LOAN ASSOCIATION OF Travelers Rest, 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 **ONE HUNDRED TWENTY-FIVE THOUSAND AND NO/100THS--**

DOLLARS (\$ 125,000.00 .), with interest thereon from date at the rate of **EIGHT (8%)** per centum per annum, 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.

SEPTEMBER 1, 1988

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 hereby 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 in the State of South Carolina, County of Greenville, State of South Carolina, in Bates Township, containing in the aggregate 8.58 acres, more or less, a portion of which is shown on plat of Clearview Baptist Church by T. T. Dill recorded in the R. M. C. Office for Greenville County in Plat Book 4-2, page 13, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of S. C. Highway 253, referred to as the State Park Road, in the line of J. W. and Fannie Crews, and being approximately 230 feet Northwest of the intersection of S. C. Highway 253 and the center of Clearview Road, and running thence along the southern side of S. C. Highway 253, N 56-18 W 190.8 feet to an iron pin; thence continuing with said road, N 73-11 W 81 feet to an iron pin; thence N 74 W 10 feet to an iron pin at the parsonage lot; thence N 16 E 40 feet to a point near the center of S. C. Highway 253; thence with the center of S. C. Highway 253, N 74 W 300 feet to an iron pin; thence S 16 W 37 feet to an iron pin on the southern side of S. C. Highway 253; thence N 74 W 121 feet to an iron pin on the eastern side of the proposed Clearview Court; thence along said proposed Court, the following courses and distances, to-wit: S 10-20 W 370 feet; S 5 W 120 feet; S 5 E 120 feet; S 7-10 E 305.8 feet; thence N 59-40 E 486 feet to an iron pin on Clearview Road; thence N 23-11 E 74.4 feet to an iron pin near the northern side of Clearview Road; thence N 55-15 E 200 feet to an iron pin in the line of Crews; thence with the line of Crews, N 32 W 179 feet to an iron pin; thence with the line of Crews, N 59-12 E 146 feet to the point of beginning.

This is the same property conveyed to the Mortgagor by deed of Clearview Baptist Church, et al, to be recorded of even date herewith, which concerns

(cont'd on back)