

1207 1979



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

John Knox Presbyterian Church, a non-profit corporation

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

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of

Five Hundred Fifty Thousand and No/100----- (\$550,000.00)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note does not contain a provision for escalation of interest rate (paragraphs 9 and 10 of this mortgage provides for an escalation of interest rate under certain conditions), said note to be repaid with interest as the rate or rates therein specified in installments of Four Thousand,

Five Hundred Twenty-One and 83/100----- (\$ 4,521.83 ) Dollars each on the first day of each month hereafter, in advance, until the principal sum with interest has been paid in full, such payments to be applied first to the payment of interest, computed monthly on unpaid principal balances, and then to the payment of principal with the last payment, if not sooner paid, to be due and payable 25 years after date; and

WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall, at the option of the holder thereof, become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collaterals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for proceedings; and

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

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing 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, the following described real estate:

All that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Butler Township, near the northeastern limits of the City of Greenville, containing 6.21 acres according to a survey prepared by C.O. Riddle, Reg. L. S., July 1955, and having, according to said plat, the following metes and bounds, to-wit: BEGINNING at an iron pin on the northerly side of Lake Fairfield Drive on the curve of the intersection of Lake Fairfield Drive and Shannon Drive and running thence along Lake Fairfield Drive, N. 65-04 E. 104.8 feet; thence continuing along Lake Fairfield Drive, N. 70-54 E. 59.9 feet; thence continuing along Lake Fairfield Drive, N. 76-44 E. 173.2 feet; thence around the curve of Lake Fairfield Drive, N. 57-59 E. 62.5 feet; thence continuing along Lake Fairfield Drive, N. 39-14 E. 123.4 feet; thence continuing around the curve of Lake Fairfield Drive the chord of which is N. 0-21 W. 38.5 feet to an iron pin; thence continuing with Lake Fairfield Drive the following courses and distances: N. 39-57 W. 81 feet, N. 27-45 W. 94.6 feet, N. 15-33 W. 45.5 feet, N. 8-32 W. 105.3 feet, and N. 1-31 W. 199.5 feet to an iron pin; thence around the curve of Lake Fairfield Drive as it intersects with Tranquil Avenue following the curvature thereof, the chord of which is N. 68-10 W. 31.7 feet to an iron pin; thence along Tranquil Avenue, S. 45-12 W. 667.8 feet to an iron pin; thence around the curve of the intersection of Tranquil Avenue and Shannon Drive, the chord of which is S. 07-19 W. 39.4 feet to an iron pin; thence along Shannon Drive, S. 30-31 E. 295.6 feet to an iron pin; thence around the curve of the intersection of Shannon Drive and Lake Fairfield Drive, the chord of which is S. 72-45 E. 37.1 feet to an iron pin, the point of beginning; being the same conveyed to the mortgagor herein by George Ross, et al. as trustees of the Church Extension Committee, Enoree Presbytery by deed dated January 24, 1958 and recorded in the R.M.C. Office for Greenville County in Deed Vol. 592, at Page 95.

This mortgage is authorized by unanimous action of the congregation of the John Knox Presbyterian Church, consisting of the membership of the Church Corporation, at a regular congregational meeting held on March 31, 1974.

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