



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Church on The Rock of Jesus Christ of The Apostolic Faith, Inc.,

(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

Forty-Eight Thousand Seven Hundred Fifty and 00/100 (\$ 48,750.00 ..)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note does not have 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 at the rate or rates therein specified in installments of

Four Hundred Ninety-Four and 46/100 (\$ 494.46) 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 15 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 Mortgagee may hereafter become indebted to the Mortgagor 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 Mortgagee, 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 Mortgagee in hand well and truly paid by the Mortgagor 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, on the eastern corner of Aiken Street and Burdette Street, being shown as Lot No. 9 of Block D on plat of Melville Land Company, recorded in the R. M. C. Office for Greenville County in Plat Book A, Page 59, and, according to said plat, having the following metes and bounds, to-wit:

BEGINNING at a stake at the eastern corner of Burdette and Aiken Streets, and running thence with the southeastern side of Aiken Street N. 43-45 E. 137.5 feet to a stake at the corner of Lot No. 1; thence with the line of said lot in a southeasterly direction 50.95 feet to a stake at the corner of Lot No. 10; thence with the line of said lot, S. 43-45 W. 147.1 feet to a stake on Burdette Street; thence with the northeast side of said street, N. 46-15 W. 50 feet to the beginning corner.

ALL that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, in the Town of West Greenville, having the following metes and bounds, to-wit:

BEGINNING on the northwest corner of Burdette and Aiken Streets, running thence with Burdette Street, N. 45-09 W. 92.7 feet to McCall's line; thence N. 43-53 E. 58 feet; thence N. 24-33 E. 22.5 feet to an alley; thence with said alley, S. 22-22 E. 54.6 feet; thence continuing with said alley S. 43-47 E. 50 feet to Aiken Street; thence with Aiken Street, S. 43-53 W. 57 feet to the beginning corner, and being Lot No. 4 of the L. K. Kelly Estate, according to plat recorded in Plat Book F, Page 38, R. M. C. Office for Greenville County.

THIS conveyance is subject to all easements, restrictions, rights of way, zoning ordinances and maps of record.

BEING the same property conveyed to the Mortgagor on Nov. 23, 1977 by the Life Tabernacle Assembly of God, and recorded in Deed Book 1068 at Page 909, on November 23, 1977, in the Office of the R. M. C. for Greenville County.

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