



P.O. Box 103, Greenville, S.C.
State of South Carolina
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

EAST PARK BAPTIST CHURCH, A SOUTH CAROLINA ELEEMOSYNARY 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

Seventy Thousand and No/100----- (\$ 70,000.00)

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 Seven Hundred

Forty-one and 56/100----- (\$741.56-----) 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 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.

All that certain piece, parcel or tract of land, with the improvements thereon, situate, lying and being between Ebaugh Avenue and Laurens Road in the City of Greenville, County of Greenville, State of South Carolina, and being shown and designated as Lots 77, 76, 75, Block F, a small triangular portion of Lot 74, Block F and a strip located between said Lots 74 and 75 and the C&WC Railroad as shown on a plat of East Park Sub-division as recorded in the Office of the RMC for Greenville County in Plat Book A at page 383 and having the following metes and bounds, to-wit: Beginning at an iron pin on the Northeastern side of Ebaugh Avenue at the joint front corners of the aforesaid 25 foot strip and the right-of-way of the Charleston and Western Carolina Railway Co. and running along the right-of-way of Ebaugh Avenue S57°00'E One Hundred Ninety-nine and seven-tenths (199.7') feet to an iron; thence continuing along the right-of-way of Ebaugh Avenue in a Southwesterly direction Fifty-four (54') feet to a point at joint corner of Lots 77 and 78; thence turning and running along the rear of Lots 78, 79, 80, 81 and 82 in an Easterly direction Two Hundred Twenty-one (221.0') feet to a point; thence turning and running along the rear lines of Lots 73 and 74 in a Northwesterly direction One Hundred Seventy-one and eight-tenths (171.8') feet to a point; thence turning and running in a Northerly direction Twenty-nine (29.0') feet to a point; thence turning and running along Lot 74 N73°30'E One Hundred Thirty and nine-tenths (130.9') feet to an iron pin on the right-of-way of Laurens Road; thence along the right-of-way of Laurens Road N62°30'W Thirty-six and five-tenths (36.5') feet to an iron pin at the right-of-way line of the C&WC Railroad; thence turning and running along the said right-of-way S73°30'W Three Hundred Sixty-six and four-tenths (366.4') feet to an iron pin at the right-of-way of Ebaugh Avenue, the point of beginning; be all the said measurements a little more or less.

This being the identical property heretofore conveyed to the mortgagor herein by deed of C. C. Thomas et al as Trustees, dated October 14, 1958 and recorded October 15, 1958 in Deed Book 608 at page 261, by deed of Zahia B. Joseph dated May 15, 1957 and recorded on even date therewith in

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