

Buncombe and Richardson Streets in the City of Greenville upon which the said Buncombe Street Methodist Episcopal Church, Sunday School rooms and parsonage are located, the said lot fronting approximately 199 feet on the north side of Buncombe Street and running back along the west side of Richardson Street approximately 395 feet, said mortgage to contain the usual terms for attorney's fees, appointment of receiver in the event of any default, and to provide for fire insurance to be carried on said property in the amount of Sixty-two thousand (\$62,000.00) Dollars and tornado insurance in the amount of Sixty-two thousand (\$62,000.00) Dollars, to be assigned to the mortgagee, and to contain such other terms and conditions as may be required by the said Southeastern Life Insurance Company.

"Be It Further Resolved that the said Trustees of Buncombe Street Methodist Episcopal Church, South, Greenville, South Carolina, be and they are hereby authorized to do whatever else may be necessary to call in for payment and redemption the remaining outstanding bonds which are secured by the present mortgage and deed of trust on the Church property given to Douglas Henry, as Trustee, on June 1, 1933.

"Done in Conference this 23rd day of October, 1936."

To All Whom These Presents May Concern:

We, Monroe Pickens, Z.A. Smith, W.H. Austin, L. H. Batson, W. C. Beacham, W.P. Childers, B. B. Thomas, Dr. A. White and W. M. Sanders, as Trustees of Buncombe Street Methodist Episcopal Church, South, Greenville, South Carolina, hereinafter called the Mortgagors, by virtue of the authority in us vested, and in pursuance of the said resolution, Send Greeting:

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining. TO HAVE AND TO HOLD, all and singular, the said Premises unto the said SOUTHEASTERN LIFE INSURANCE COMPANY, its successors and assigns. And the said mortgagee, do hereby bind themselves and their successors in office and assigns, Heirs, Executors and Administrators, to warrant and forever defend all and singular the said Premises unto the said SOUTHEASTERN LIFE INSURANCE COMPANY, its successors and assigns, from and against themselves and their successors in office Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

And the said mortgagor agree to insure and keep insured the houses and buildings on said lot ^{against loss or damage by fire for a sum not less than Sixty-two thousand (\$62,000.00) Dollars, and against loss or damage by tornado for a sum not less than Sixty-two thousand (\$62,000.00) Dollars,} in a company of companies, satisfactory to the mortgagee, from loss or damage by fire, and assign and deliver the policies of insurance to the said mortgagee, and that in the event the mortgagor shall at any time fail to do so, then the mortgagee may cause the same to be insured and reimburse itself for the premium, with interest, under this mortgage; or the mortgagee at its election may on such failure declare the debt due and institute foreclosure proceedings.

In case of default in the payment of any part of the principal indebtedness, or of any part of the interest, at the time the same becomes due, or in case of the failure to maintain and keep in full effect the policy of life insurance ^{as herein provided, or in case of failure to pay any taxes or assessments to become due on said property within the time required by law; in either of said cases the mortgagee shall be entitled to declare the entire debt due and to institute foreclosure proceedings. And in case of institution of foreclosure proceedings as herein provided, the policy of life insurance shall be surrendered and cancelled, and the surrender value (if any) shall be applied to the indebtedness.}

It is furthermore agreed that if said policy of life insurance be still in force, said loan and this mortgage shall become immediately due and payable upon the death of the insured, and the mortgagee shall apply toward the payment thereof the amount due from it under the terms of said policy and pay over the balance, if any, to such person or persons as may be legally entitled thereto.

And in case proceedings for foreclosure shall be instituted, the mortgagors agree to and does hereby assign the rents and profits arising or to arise from the mortgaged premises as additional security for this loan, and agree that any Judge of jurisdiction may, at chambers or otherwise, appoint a receiver of the mortgaged premises, with full authority to take possession of the premises, and collect the rents and profits and apply the net proceeds (after paying costs of receivership) upon said debt, interest, costs and expenses, without liability to account for anything more than the rents and profits actually received.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these Presents, that if the said mortgagors do and shall well and truly pay or cause to be paid unto the said mortgagee the debt or sum of money aforesaid, with interest thereon, if any be due according to the true intent and meaning of the said note, and any and all other sums which may become due and payable hereunder, the estate hereby granted shall cease, determine and be utterly null and void; otherwise to remain in full force and virtue.

AND IT IS AGREED, by and between the said parties, that said mortgagors shall be entitled to hold and enjoy the said Premises until default shall be made as herein provided.

WITNESS our hands and seal, this 18th day of November in the year of our Lord one thousand nine hundred and ~~twenty~~ thirty six

and in the one hundred and forty sixtieth year of the Independence of the United States of America.

Signed, sealed and delivered in the presence of: J. B. Order, J. B. Ricketto

Monroe Pickens (L.S.), Z. A. Smith (L.S.), W. H. Austin (L.S.), L. H. Batson (L.S.), W. C. Beacham (L.S.), W. P. Childers (L.S.), B. B. Thomas

THE STATE OF SOUTH CAROLINA, Greenville County, Probate

A. White (L.S.), W. M. Sanders (L.S.) as Trustees of Buncombe Street Methodist Episcopal Church, South, Greenville, South Carolina

PERSONALLY appeared before me J. B. Order saw the within named Monroe Pickens, Z. A. Smith, W. H. Austin, L. H. Batson, W. C. Beacham, W. P. Childers, B. B. Thomas, Dr. A. White and W. M. Sanders as Trustees of Buncombe Street Methodist Episcopal Church, South, Greenville, South Carolina sign, seal and as J. B. Ricketto witnessed the execution thereof.

SWORN to before me, this 18th day of November, A. D. 1936 Patrick L. Fant (L.S.) Notary Public, S. C.

J. B. Order

THE STATE OF SOUTH CAROLINA, County, RENUNCIATION OF DOWER

I, do hereby certify unto all whom it may concern, that Mrs. did this day appear before me, and, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the within named SOUTHEASTERN LIFE INSURANCE COMPANY, its successors and assigns, all her interest and estate and also all her right and claim of Dower, in, or to all and singular the Premises within mentioned and released.

GIVEN under my hand and seal, this day of A. D. 192 Notary Public for S. C.