

State of South Carolina,
County of Greenville:

Mortgage of Real Estate.

To all whom these presents may concern:

First Baptist Church of Greenville, S. C., Sends Greeting:

Whereas, at a meeting of the members of First Baptist Church of Greenville, S. C. duly called and held on April 30th, 1930, a resolution was unanimously adopted authorizing the Chairman of the Finance Committee and the Treasurer of the Church to borrow for use of the Church a sum of money not exceeding Fifteen Thousand (\$15,000.00) Dollars, and authorizing said officers, in the name of the Church, to execute a note of the Church as hereinafter described, and in order to secure such note to execute a mortgage conveying the land hereinafter described: and

Whereas, the said First Baptist Church of Greenville, S. C., in and by its certain note or obligation bearing even date herewith, stands indebted unto Sinking Fund Commission, School District 17-A, In Greenville County, in the principal sum of Fifteen Thousand (\$15,000.00) Dollars, to be paid three (3) years after date; and with interest from date at the rate of six (6%) per cent. per annum, payable semi-annually, past due principal and interest to bear interest at the rate of eight (8%) per cent. per annum, as reference being had to said note will more fully appear; default in any portion of principal or interest to render the whole debt due at the option of the Mortgagee.

New know all men, that the said First Baptist Church of Greenville, S. C. in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Sinking Fund Commission, School District 17-A, In Greenville County, according to the terms of the said note; and also in consideration of the further sum of Three Dollars, to the said First Baptist Church of Greenville, S. C., in hand well and truly paid by the said Sinking Fund Commission, School District 17-A, In Greenville County, 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 grant, bargain, sell and release unto the said Sinking Fund Commission, School District 17-A, In Greenville County, the following described real estate, to-wit:-

All that piece, parcel or lot of land situated, lying and being in Ward Three of the City of Greenville, County and State aforesaid, on the north side of West McBee Avenue, and having the following metes and bounds, to-wit:-

Beginning at a point on the North side of West McBee Avenue, at the joint corner of the property of First Baptist Church and Ann McPherson, and approximately 174.7 feet from the Northeast intersection of West McBee Avenue and Academy Street, and running thence in a Northerly direction along the line of said property, 200 feet, more or less, to a point in line of property of Jas. McPherson; thence in a Westerly direction, along line of said McPherson property, 80 feet, more or less, to a point in line of property now or formerly owned by the Misses Rutledge; thence in a Southerly direction, along the line of the property last hereinabove mentioned, 200 feet, more or less, to a point in the North side of West McBee Avenue; thence in an Easterly direction, along the North side of said West McBee Avenue, 80 feet, more or less, to the point of beginning.

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 Sinking Fund Commission, School District 17-A, in Greenville County, its successors and assigns, forever. And First Baptist Church of Greenville, S. C., does hereby bind itself, its successors and assigns, to warrant and forever defend all and singular the said premises unto the said Sinking Fund Commission, School District 17-A, in Greenville County, its successors and assigns, from and against itself and its successors and assigns, and all others whomsoever, lawfully claiming or to claim the same or any part thereof.

And it is agreed by and between the said parties that the said Mortgager, its successors and assigns, shall and will forthwith insure the house and buildings now or hereafter erected on said lot, and keep the same insured from loss or damage by fire, and in such other forms of insurance as may be required by the Mortgagee, in stock companies approved by the Mortgagee, in a sum satisfactory to the Mortgagee, and assign the said policy or policies of insurance to the said Mortgagee, its successors or assigns, and in case it or they shall at any time neglect or fail so to do then the said Mortgagee, its successors or assigns, may cause the same to be insured in its name and reimburse itself for the premium and expenses of such insurance under the mortgage.

Provided always, nevertheless, and it is the true intent and meaning of the parties to these presents, that if the said Mortgager does and shall well and truly pay or cause to be paid unto the said Mortgagee, its successors or assigns, the said debt or sum of money aforesaid, with the interest thereon, if any shall be due, according to the true intent and meaning of the said note, and all sums of money provided to be paid by the Mortgager, its successors or assigns, under the covenants of this Mortgage, then this deed of bargain and sale shall cease, determine, and be utterly null and void; otherwise it shall remain in full force and virtue, And it is agreed, by and between the said

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