MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

The Baptist Church of Taylors, of Greenville County, State of South Carolina, SEND GREETINGS:

WHEREAS the said The Baptist Church of Taylors

in and by its certain promissory note, in writing, of even date with these presents, is well and truly indebted to FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C., in the full and just sum of FORTY-SEVEN HUNDRED & NO/100 ($ 4700.00) Dollars, with interest at the rate of five and a half (5½%) per centum per annum, to be repaid in installments of FORTY-SEVEN & NO/100 ($ 47.00) Dollars upon the first day of each and every calendar month hereafter until the full principal sum, with interest, has been paid; said monthly payments shall be applied first to the payment of interest, computed monthly on the unpaid balance, and then to the payment of principal; said note further providing 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 (30) days, or failure to comply with any of the By-Laws of said Association, or any of the stipulations of this mortgage, the whole amount due under said note shall, at the option of the holder thereof, become immediately due and payable, who may sue thereon and foreclose this mortgage; said note further providing for a reasonable attorney's fee, besides all costs and expenses of collection, to be added to the amount due on said note, and to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind.

NOW, KNOW ALL MEN, That , the said The Baptist Church of Taylors

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C., according to the terms of said note, and also in consideration of the further sum of Three Dollars to the said The Baptist Church of Taylors

in hand well and truly paid by the said FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C., at and before the signing of these presents (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C., the following described property to-wit:

"All that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville,

in Chick Springs Township, on the North side of the present Greenville-Greer Highway, in the Town of Taylors, being bounded on the South by said Highway, on the East by lands of the Estate of B. F. Flynn, on the North by the cemetery property, and on the West by other property owned by The Baptist Church of Taylors, and having the following metes and bounds:

Beginning at an iron pin on the North side of the present Greenville-Greer Highway, at corner of property of B. F. Flynn Estate, and running thence with the line of said property N. 8 W. 3.71 chains to corner of the cemetery property; thence with the line of said cemetery property S. 86 W. 2.71 chains to an iron pin in line of other property owned by The Baptist Church of Taylors; thence with the line of said property S. 5¼ W. 4.43 chains to an iron pin on the present Greenville-Greer Highway; thence with the Northern side of said Highway N. 75 E. 3.36 chains to the beginning corner; said property being the lot last described in the deed of Alfred Taylor to E. P. Suddeth, et al., as Deacons of The Baptist Church of Taylors, dated July 7, 1894 and recorded in the R. M. C. Office for Greenville County in Book of Deeds AAA at page 569.

This mortgage is executed pursuant to Resolution of The Baptist Church of Taylors duly adopted by a vote of the congregation of said Church regularly convened after due notice on the 12th day of May, 1940.

And the mortgagor(s) further covenant, on demand of the mortgagee at any time, to pay, on the first day of each succeeding month thereafter, together with, and in addition to, the monthly installments of principal and interest stated above, a sum equal to one-twelfth (1/12th) of the yearly assessment and insurance premiums as estimated by the mortgagee. The mortgagee is hereby authorized to pay on demand, at any time, any additional sums necessary to pay the premiums. It is agreed that any such additional payments may be demanded by the mortgagee regardless of the monthly installments fixed under the terms of this mortgage and the note hereby secured.

For position of this paragraph see other side of page

Satisfied and Cancelled this 14th day of June, 1948
Fidelity Federal Savings & Loan Ass.
By: M. Frank Lee, Pres.
Witness: Stephen Lee Taylor
Witness: Dorothy Lee Taylor
Satisfied in full (#2) Treas.
Cancelled June 14 48
10 30 AM
#12536