

THE STATE OF SOUTH CAROLINA }
COUNTY OF Greenville

To All Whom These Presents May Concern: The North
Greenville Baptist Academy and Junior College, Inc., SENDS GREETING:

Whereas, the said North Greenville Baptist Academy and Junior
College
in and by its certain promissory note in writing, of even date with these

Presents, is well and truly indebted to R.M. Hughes, Harry L. Cunningham
and R. Perry Turner, Trustees of Ella H. Smith Memorial Fund for
Baptist Ministerial Students,
in the full and just sum of Twenty Thousand (\$20,000.00) Dollars

to be paid one year from date

with interest thereon from date

at the rate of 3 per centum per annum, to be computed and paid annually

until paid in full: all interest not paid when due to bear
interest at same rate as principal: and if any portion of principal or interest be at any time past due and unpaid,
the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who
may sue thereon and foreclose this mortgage: and in case said note, after its maturity, should be placed in the
hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof
necessary for the protection of his interests to place and the holder should place the said note or this mortgage
in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises
to pay all costs and expenses including 10 per cent. of the indebtedness as attorneys' fees, this to be added to
the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, That the said mortgagor

in consideration of the said debt and
sum of money aforesaid, and for the better securing the payment thereof to the said

mortgagees according to the terms of the said note, and also in
consideration of the further sum of Three Dollars, to it the said mortgagor

in hand well and truly paid by the said mortgagees

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

All that certain lot or parcel of land situated on the west
side of Trade Street in the City of Greer, Chick Springs Township,
Greenville County, State of South Carolina, the building thereon
being occupied by Graham Cash Company, formerly known as the
Keating-Leonard Building, containing one-fourth ($\frac{1}{4}$) of an acre,
more or less, bounded by property of Alta Cunningham on the North
and by property of the J.C. Cunningham Estate on the South, and
being more particularly described in deeds of M.C. Donnan and
others, to North Greenville Baptist Academy and Junior College,
recorded in the R.M.C. Office for Greenville County.

There is included herewith, in addition to the building
referred to above, all title and rights in the walls of the
adjoining buildings owned by the Mortgagor.

The Mortgage herein is authorized by the Board of Trustees of
the said North Greenville Baptist Academy and Junior College in
a regular meeting thereof on September 15, 1949.

SEP 20 12 24 PM 1949
RECORDED
GREENVILLE COUNTY S.C.