

State of South Carolina,) NOV 7 3 55 PM 1952

County of GREENVILLE.

OLLIE FARNSWORTH R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: WE, J. RANDOLPH TAYLOR, as Vice-Chairman of the Church Council and Trustee, Carl Stelling, Secretary of the Church Council and Trustee and C. S. Moeller, as Church Treasurer and Trustee of Trinity Lutheran Church (formerly known as First Lutheran Church) Greenville, S. C. SEND GREETING:

WHEREAS, we the said J. Randolph Taylor, as Vice Chairman of the Church Council and Trustee, Carl Stelling, as Secretary of the Church Council and Trustee and C.S. Moeller, as Church Treasurer and Trustee of Trinity Lutheran Church, in and by our certain promissory note in writing, of even date with these Presents are well and truly indebted to GENERAL MORTGAGE CO., a corporation chartered under the laws of the State of South Carolina, in the full and just sum of Fifty Thousand and No/100ths

(\$ 50,000.00) DOLLARS, to be paid at its office in Greenville, S. C., or at such other place as the holder of the note may from time to time designate in writing, with interest thereon from date hereof until maturity at the rate of five (5) per centum

per annum, said principal and interest being payable in monthly instalments as follows:

Beginning on the 1st day of March, 1953 and on the 1st day of each month of each year thereafter the sum of \$ 462.50 to be applied on the interest and principal of said note, the unpaid balance of said principal and interest to be due and payable on the 1st day of February, 1965; the aforesaid monthly payments of \$ 462.50 each are to be applied first to interest at the rate of five (5) per centum per annum on the principal sum of \$50,000.00 or so much thereof as shall, from time to time, remain unpaid and the balance of each monthly payment shall be applied on account of principal.

All instalments of principal and all interest are payable in lawful money of the United States of America; and in the event default is made in the payment of any instalment or instalments, or any part thereof, as therein provided, the same shall bear simple interest from the date of such default until paid at the rate of seven (7%) per centum per annum.

And if at any time any portion of principal or interest shall be past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole sum of the principal of said note remaining at that time unpaid together with the accrued interest, shall become immediately due and payable, at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and if 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 its 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 such cases the mortgagor promises to pay all costs and expenses including a reasonable attorney's fee, these 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 we the said Trustees and duly authorized officers of Trinity Lutheran Church, Greenville, S. C. as aforesaid, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said GENERAL MORTGAGE CO. according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to us Trustees and duly authorized officers of Trinity Lutheran Church, Greenville, S. C. as aforesaid, in hand well and truly paid by the said GENERAL MORTGAGE CO., 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 GENERAL MORTGAGE CO.

All that certain piece, parcel or lot of land with buildings and improvements thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the Western side of North Main Street, and having the following metes and bounds, courses and distances, to-wit:

BEGINNING at an iron pin on the Western side of North Main Street on the Southern side of a 12-foot alley, which iron pin is located 467.5 feet from the intersection of West Elford Street and North Main Street and running thence along the Southern side of said 12-foot alley N. 71-30 W. 197.25 feet to an iron pin; thence continuing along said bearing 6 feet to a point in said alley and an intersecting 16-foot alley; thence N. 17-30 E. through said 16-foot alley 107.5 feet to a point in said alley; thence S. 71-30 E. 6 feet to an iron pin on the Eastern side of said alley; thence continuing S. 71-30 E. 199.25 feet to an iron pin on the Western side of North Main Street; thence along the Western side of North Main Street S. 19-0 W. 107.5 feet to an iron pin, the beginning corner.

The above described property is the identical property conveyed to H. C. McKnight, C. F. Lagerholm and W. C. Stubbs, as Trustees of the First Lutheran Church of Greenville, South Carolina. The mortgagors herein are the duly constituted successors in office to the aforementioned Trustees. Trinity Lutheran Church and First Lutheran Church are one and the same, the name of the church having been changed to Trinity Lutheran Church by official action of the Church in June, 1920.