

MAR 6 10 24 AM 1953

State of South Carolina,

OLLIE FARNSWORTH R.M.C.

COUNTY OF GREENVILLE

ALEXANDER, C. CROUCH, JOHN B. GARRETT AND CLAUDE T. SULLIVAN, AS TRUSTEES OF WESTMINSTER PRESBYTERIAN CHURCH, GREENVILLE, SOUTH CAROLINA, SEND GREETING:

WHEREAS, we the said Alexander C. Crouch, John B. Garrett and Claude T. Sullivan, as Trustees of Westminster Presbyterian Church, Greenville, South Carolina,

in and by their certain promissory note in writing, of even date with these presents are well and truly indebted to MINNIE P. COCHRANE

in the full and just sum of Forty-five Thousand

(\$45,000.00) DOLLARS, to be paid at Greenville, S. C., together with on the unpaid balance thereof five (5%) per centum per annum,

interest from date hereof until maturity at the rate of five (5%) per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the 1st day of April, 1953, and on the 1st day of each month

of each year thereafter the sum of \$518.40, to be applied on the

interest and principal of said note, said payments to continue up to and including the 1st day of February,

1962, and the balance of said principal and interest to be due and payable on the 1st day of March,

1962; the aforesaid monthly payments of \$518.40 each are to be applied first to

interest at the rate of five (5%) per centum per annum on the principal sum of \$45,000.00 or

so much thereof as shall, from time to time, remain unpaid and the balance of each monthly pay-

ment shall be applied on account of principal.

All installments 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 installment or installments, or any part hereof, 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 any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole amount evidenced by said note to become immediately due, at the option of the holder thereof, 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 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 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 we the said Alexander C. Crouch, John B. Garrett and Claude T. Sullivan, as Trustees of Westminster Presbyterian Church, Greenville, South Carolina,

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Minnie P. Cochran according

to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to us

the said Alexander C. Crouch, John B. Garrett and Claude T. Sullivan,

Westminster Presbyterian Church, Greenville, South Carolina,

as Trustees of in hand and truly paid by the said Minnie P. Cochran

at and before the signing of these Presents, the receipt thereof is hereby acknowledged, have granted, bargained, sold and released,

and by these Presents do grant, bargain, sell and release unto the said Minnie P. Cochran:

All that piece, parcel or lot of land, with the improvements thereon, situate, lying and being at the Northwestern corner of the intersection of Augusta Street and West Augusta Place in the City of Greenville, County of Greenville, State of South Carolina, and being all of Lots 1 and 2 and portions of Lots 34, 37 and 38 as shown on a plat entitled "Estate of D. W. Cochran and Property of Minnie P. Cochran" made by Dalton & Neves July, 1937, and recorded in the R. M. C. Office for Greenville County in Plat Book I, at pages 92 and 93, and having according to said plat and according to a plat entitled "Plat of Minnie P. Cochran Property" made by Piedmont Engineering Service, August 1, 1947, and recorded in the R. M. C. Office for Greenville County in Plat Book R, at page 37, the following metes and bounds:

BEGINNING at an iron pin at the Northwestern corner of the intersection of Augusta Street and West Augusta Place, and running thence along the Southwestern side of Augusta Street N. 55-57 W. 340 feet to an iron pin at the Northeastern corner of Lot 1 (corner of property now or formerly of W. G. Gresham); thence along the line of property now or formerly of Gresham S. 35-07 W. 200 feet to an iron pin at the Northeastern corner of property of Westminster Presbyterian Church; thence along the line of