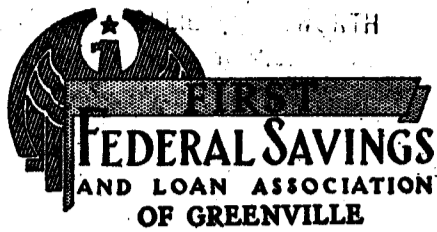


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BOOK 761 PAGE 477



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

We, Bill Caldwell, Lamont Stokes, Al Knight, Bob Collins, R. C. Jones, Ross Wade,

To All Whom These Presents May Concern: Carl Harbin, Edward Holtzclaw, H. J. Runyon, constituting the Board of Deacons, acting as trustees, of the Brushy

Creek Baptist Church

SEND GREETINGS:

WHEREAS, I/we the aforesaid mortgagor(s) in and by my/our certain promissory note, in writing, of even date with these presents am/are well and truly indebted to FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF

GREENVILLE, in the full and just sum of Eighty Thousand and no/100 - - - - - (\$ 80,000.00) Dollars (or for future advances which may be made hereunder at the option of said Association, which advances shall not exceed the maximum amount stated herein and shall be evidenced by a subsequent promissory note or notes se-

cured hereby), said note to be repaid with interest at the rate specified therein in installments of Six Hundred

Forty Three and 12/100 - - - - - (\$ 643.12) Dollars upon the first day of each and every calendar month hereafter in advance, until the full principal sum, with interest, has been paid, such monthly payments to be applied first to the payment of interest, computed monthly on the unpaid principal bal-

ances, and then to the payment of principal. The last payment on said note, if not paid earlier and if not subsequently extended, will be due and payable 15 years after date. The note further provides 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, become immediately due and payable, and the holder may sue thereon and foreclose this mortgage; said note further providing for ten (10%) per centum attorney's fee beside 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 (all of which is secured under this mortgage); as in and by said note, reference being thereunto had, will more fully appear.

NOW KNOW ALL MEN, That I/we, the said mortgagor(s) in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, according to the terms of said note, and also in consideration of the further sum of Three Dollars to me/us the said mortgagor(s) in hand well and truly paid by the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, 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 FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, 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, about two miles south from Taylors, South Carolina containing 5.17 acres as shown on a plat thereof made by W. A. Adams, Surveyor, dated May 14, 1915, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point near the Greenville-Taylors Road (Greenville-Spartanburg Road), 1.5 chains from the northwest corner of the original 1-3/4 acre tract; thence S. 10 E. 4.44 chains crossing said Greenville-Taylors (Greenville-Spartanburg Road) to a stone; thence S. 85-1/4 E. 47 links to a stone at the southwest corner of the original tract; thence S. 85-1/4 E. 5 chains along the southern boundary of the original tract to a stone; thence along the eastern boundary of the original tract, N. 3/4 E. 2.40 chains to a stone; thence N. 58 E. 5.18 chains to a stone; thence N. 20-1/4 W. 4.00 chains to a stone on the southeastern edge of the Greenville-Taylors Road (Greenville-Spartanburg Road); thence along the southeastern edge of said road, S. 59 W. 4.50 chains to a stone on the southeastern side of said road; thence N. 84-3/4 W. 3.95 chains to a stone; thence S. 15 E. 3.16 chains crossing said road to a stone on the northern boundary of the original tract; thence N. 85-1/4 W. 1.10 chains to a red oak stump at the northwest corner of the original tract; thence N. 58-1/4 W. 1.50 chains to a stone at the point of beginning; said tract is composed of the original tract of 1-3/4 acres deeded to the Brushy Creek Baptist Church by deed of Jesse Hawkins dated September 17, 1825 and being recorded in the R. M. C. Office for Greenville County in Deed Volume O at Page 335, and a later purchase of 2-3/4 acres from Ethel Hotzclaw by his deed dated May 14, 1887, being recorded in the R. M. C. Office for Greenville County in Deed Volume TT at Page 115, and .33 acres purchased from T. A. James by his deed dated March 8, 1916 and being recorded in the R. M. C. Office for Greenville County in Deed Volume 39 at Page 142, and .34 acres purchased from J. D. Holtzclaw by his deed dated March 8, 1916 and being recorded in the R. M. C. Office for Greenville County in Deed Volume 39 at Page 140.

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