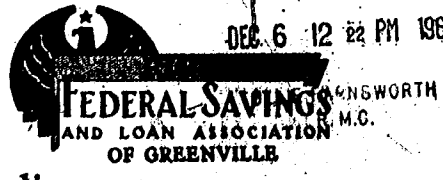


DEC 6 12 22 PM 1961



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern: We, Langdon S. Ligon, Jr., B. E. Templeton, and A. C. Crouch, as Trustees of Westminster Presbyterian Church of Greenville, S. C., an eleemosynary corporation,

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 Three Hundred Seventy Five Thousand and / (\$375,000.00) 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 secured hereby), said note to be repaid with interest at the rate specified therein in installments of Two Thousand

Five Hundred Seventy-Nine and 63/100 - - (\$2,579.63) 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 balances, 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 20 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, within the corporate limits of the City of Greenville, being known and designated as Lots Nos. 1, 2, 34, 35, 36, 37 and 38 as shown on a plat entitled "Estate of D. W. Cochran and Property of Minnie P. Cochran" prepared by Dalton & Neves, Engineers, July, 1937 and recorded in the R. M. C. office for Greenville County in Plat Book I, at page 92 and 93, and a plat entitled "Property of Minnie P. Cochran" prepared 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, and having, according to said plats, the following metes and bounds, to-wit:

4' BEGINNING at an iron pin at the southwestern intersection of Augusta Street and West Augusta Place, and running thence with the northwestern side of said West Augusta Place, S. 37-56 W. 400 feet to an iron pin at the northwestern intersection of said West Augusta Place and Augusta Drive, now known as Westminster Drive, and running thence along the northern side of said Westminster Drive, N. 50-44 W. 321.2 feet to an iron pin in the line of property formerly owned by W. G. Gresham and now owned by the mortgagor; and running thence along the line of said property, N. 35-19 E. 170 feet to an iron pin at the joint rear corner of Lots Nos. 1 and 38; and running thence along the line of Lot No. 1, along property now or formerly owned by Kate McAlister, N. 35-07 E. 200 feet to an iron pin on the southern side of said Augusta Street at the joint corner of Lot No. 1 and property now or formerly of Kate McAlister; and running thence along the southern side of said Augusta Street, S. 55-57 E. 340 feet to the point of beginning; being the same property conveyed to the mortgagor by Minnie P. Cochran by her deed dated August 15, 1947 and recorded in the R. M. C. office for Greenville County in Deed Vol. 318, page 218 and by her deed dated March 1, 1953 and recorded in Deed Vol. 474, page 10.

ALSO: "All that certain piece, parcel, or lot of land situate, lying and being in the State of South Carolina, County of Greenville, within the corporate limits of the City of Greenville, and having according to a plat entitled "Property of W. G. Gresham" prepared by Dalton & Neves, Engineers, June, 1925, the following metes and bounds, to-wit:

(continued on next page)

For balance, let Westminster Dr. be R. E. M. Book 128 p. 425