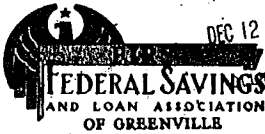


DEC 12 10 45 AM 1961



JANUARY 1961 R.M.C.

State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

We, Joseph C. King, Clifford F. Anderson and Roger L. Bouchillon, as Trustees of the Trinity Evangelical Lutheran Church, formerly, The First Lutheran Church of Greenville, S. C.,

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 Thirty-One Thousand and No/100 - - - - - \$31,000.00,

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

Three Hundred Thirty-Six and 44/100 - - - - - (\$ 336.44) 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 10 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, on the western side of North Main Street, and having according to a plat entitled "Property of Trinity Lutheran Church" prepared by Piedmont Engineering Service, November 26, 1955, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the western edge of North Main Street, which pin is 467.5 feet along the western edge of North Main Street from the northwestern corner of the intersection of North Main Street and West Elford Street, and running thence along the southern edge of a 12-foot alley, N. 71-30 W. 203.25 feet to a point in a 16-foot alley; thence along the line through said alley, N. 17-30 E. 107.5 feet to a point in said alley; thence S. 71-30 E. 205.25 feet to an iron pin on the western edge of North Main Street; thence along the western edge of North Main Street, S. 19-00 W. 107.5 feet to the beginning corner; being the same lot of land conveyed to the First Lutheran Church of Greenville, S. C., predecessor of the mortgagor, by J. B. Caudle by his deed dated July 16, 1912 and recorded in the R. M. C. office for Greenville County in Deed Vol. 19, page 501."

The above described premises are subject to such rights as other persons may have acquired in and to the use of the 12-foot alley running along the southern boundary and the 16-foot alley which intersects said 12-foot alley and runs along the rear line of the above described premises.

This mortgage is authorized by action of the congregation of Trinity Evangelical Lutheran Church at a meeting duly called and held on November 26, 1961, and also by subsequent action of the Church Council.

REVISED 10-1-57 METCALLE PRINTING CO.

Handwritten signatures: Verian W. Balding, April 23, 1965; and another signature below it.

Handwritten signatures: Ellie Farnsworth, April 65; and another signature below it.