



FIRST FEDERAL SAVINGS
AND LOAN ASSOCIATION
OF GREENVILLE

State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

We, Bruce Ballenger, P. Preston Cash and Robert J. Lynn, as trustees for the Saint Johns Methodist 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 Forty-Three Thousand, Six Hundred Fifty and 50/100 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 Sixty-Two and 50/100 - - - (\$ 362, 50) 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 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, on the northerly side of Crestfield Road as it intersects with the easterly side of Pine Creek Drive, containing 2.75 acres, more or less, and having, according to a plat prepared for Saint Johns Methodist Church, Woodfields Community, by C. G. Jones, Engineer, dated January 25, 1961 and recorded in the R. M. C. Office for Greenville County in Plat Book VV, at Page 27, the following metes and bounds, to-wit:

"BEGINNING at a point in the center of a branch at its intersection with the northerly side of Crestfield Road and running thence with said Road, S. 51-37 W. 15 feet, more or less, to an iron pin; thence continuing with said Road, S. 51-37 W. 154.3 feet to an iron pin; thence continuing with Crestfield Road as it intersects with Pine Creek Drive, following the curvature thereof, the chord of which is N. 83-23 W. 35.3 feet to an iron pin on the eastern side of Pine Creek Drive; thence with Pine Creek Drive, the following courses and distances: N. 38-23 W. 95 feet, N. 27-08 W. 64.7 feet, N. 20-23 W. 65 feet, N. 10-20 W. 150 feet and N. 7-45 W. 140.8 feet to an iron pin; thence N. 81-25 E. 276.6 feet to an iron pin; thence N. 81-25 E. 15 feet, more or less, to a point in the center of a branch; thence with the center line of a branch as the property line, following the meanders thereof in a southerly direction to the beginning corner, the traverse lines of which are S. 3-19 W. 205.7 feet to a stake and S. 10-27 E. 234.4 feet to a point; being the same property conveyed to G. W. Burgin, et al., as Trustees for the Saint Johns Methodist Church by Sans Souci Housing, Inc. by its deed dated February 14, 1961 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 668, at page 260."