

First Mortgage on Real Estate FEB 21 11 44 AM 1963

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: **LLOYD CRAIG, CLARENCE GOODNOUGH, J.B. JONES, H.R. SAXON, CHARLIE SIMMONS AND W.K. TROUP, AS TRUSTEES OF HILLTOP AVENUE BAPTIST CHURCH** (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, S. C., (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of **Eight Thousand and No/100ths**-----
DOLLARS (\$ **8,000.00**), with interest thereon from date at the rate of **six**-----
per centum per annum, said principal and interest to be paid as therein stated, and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable,

April 1, 1973

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

All ~~that~~ ^{those} piece[s] parcel[s] or lot[s] of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being **on the Southwestern side of Hilltop Avenue near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 26 and the greater portion of Lot No. 27 as shown on a plat prepared by F.G. Rogers, dated 1908, entitled "Hillhouse Tract", recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book A at page 335, and having, in the aggregate, according to said plat, and as to Lot No. 27, also according to a more recent plat prepared by Piedmont Engineering Service, dated July 18, 1957, entitled "Property of Sans Souci Church", the following metes and bounds:**

BEGINNING at an iron pin on the Southwestern side of Hilltop Avenue at the joint front corner of Lots Nos. 25 and 26, and running thence with the line of Lot No. 25 S. 47-30 W. 150 feet to an iron pin; thence with the rear lines of Lots Nos. 15 and 16 N. 42-30 W. 130 feet to an iron pin in the rear line of Lot No. 27, which iron pin is located S. 42-30 E. 10 feet from the joint rear corner of Lots Nos. 27 and 28; thence a new line through Lot No. 27 N. 47-30 E. 150 feet to an iron pin on the Southwestern side of Hilltop Avenue, which iron pin is located S. 42-30 E. 10 feet from the joint front corner of Lots Nos. 27 and 28; thence with the Southwestern side of Hilltop Avenue S. 42-30 E. 130 feet to the point of beginning.

This is the identical property conveyed to the mortgagors herein by deed of Frank Osteen, Carl H. Trammell and S. Pride Batson, as Trustees of Sans Souci Baptist Church, dated February 18, 1963, and to be recorded herewith in the R.M.C. Office for Greenville County, South Carolina.