

FEB 10 3 31 PM 1964



CLLIE T. WORTH
R. M. C.

State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

Deacons of the First Baptist Church of Taylors whose names appear below

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, No/100

VILLE, in the full and just sum of Two Hundred Seventy-One Thousand and / (\$271,000.00) 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 21/100

One Thousand, Eight Hundred Sixty-Four & / (\$ 1,864.21) 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, in Chick Springs Township, in the Town of Taylors, South Carolina, located on the northern side of Old U. S. Highway No. 29 (now known as West Main Street), and having, according to a plat prepared for Taylors First Baptist Church by C. O. Riddle, R. L. S., dated May 1962, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the northern side of West Main Street at the corner of property now or formerly belonging to Jean Martin Flynn and running thence N. 2-25 W. 39.9 feet to an old iron pin; thence S. 76-38 W. 7.5 feet to an old iron pin; thence N. 7-30 W. 350.5 feet to an iron pin on the right-of-way of the P & N Railroad; thence with the right-of-way of the said P & N Railroad, the following courses and distances: N. 49-02 E. 344.4 feet to an iron pin, N. 49-59 E. 98.3 feet to an iron pin, N. 52-57 E. 97.5 feet to an iron pin, N. 57-07 E. 96.7 feet to an iron pin, N. 62-09 E. 122.1 feet to an iron pin at the corner of property called P & N Railroad; thence S. 8-34 E. 334.1 feet to an old iron pin; thence S. 10-14 E. 397.7 feet to an iron pin on the northern side of West Main Street; thence with the northern side of West Main Street, the following courses and distances: S. 78-00 W. 443.4 feet to an iron pin, S. 79-33 W. 78 feet to an iron pin, S. 82-48 W. 78 feet to an iron pin, and S. 86-00 W. 79.8 feet to an iron pin, the point of beginning; being the same property conveyed to the mortgagor by the following deeds, all being recorded in the R. M. C. Office for Greenville County: Vol. 668, page 537, Vol. 581, page 384, Vol. 222, page 151, Vol. 382, page 544, Vol. 705, page 397, Vol. 269, page 138, Vol. 276, page 77, Vol. 489, page 405, Vol. 269, page 42, and Vol. 192, page 129.

The mortgagor took title to said properties as The Deacons (with the names inserted) of The First Baptist Church of Taylors, S. C., Deacons of Taylors Baptist Church, The First Baptist Church of Taylors, and Deacons of Taylors Station Church. All of said ~~grantees~~ grantees are one and the same as First Baptist Church of Taylors.

The within mortgage, together with the note which it secures, is given pursuant to recommendation and authorization by the congregation of the First Baptist Church of Taylors on Sunday, . A copy of said resolution is filed with the within mortgagee.

For Subordination Mortgage See 62M 44: 1579 A. 537

SATISFIED AND DESCRIBED OF RECORD
FOR SATISFACTION TO THE MORTGAGEE SEE
R. M. C. FOR GREENVILLE COUNTY, S. C. SATISFACTION BOOK PAGE
AD 10 0200007 31 NO 136