

FILED
 MAR 15 10 23 AM 1965
 CLERK OF COURTS
 GREENVILLE, SOUTH CAROLINA



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Overbrook Baptist Church, by its authorized trustees, G. R. Fowler, C. A. Pickel
and C. R. Gentry (hereinafter referred to as Mortgagor) SEND(S) GREETINGS:

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of

Two Hundred Fifteen Thousand and No/100-----(\$ 215,000.00)
 Dollars, as evidenced by Mortgagor's promissory note of even date herewith, said note to be repaid with interest at the rate

therein specified in installments of Seventeen Hundred Fifty-Six and 77/100--(\$ 1,756.77)
 Dollars each on the first day of each month hereafter, in advance, until the principal sum with interest has been paid in full, such payments to be applied first to the payment of interest, computed monthly on unpaid principal balances, and then to the payment of principal with the last payment, if not sooner paid, to be due and payable 15 years after date; and

WHEREAS, said 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 days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall, at the option of the holder thereof become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collaterals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for such proceedings; and

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

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing 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, the following described real estate:

All that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in the City of Greenville, being known and designated as Lots 2, 3, 4, 41, 42 and 43 and a portion of Dupont Drive which is now closed as shown on plat of Isaqueena Park prepared by Pickell & Pickell, Engineers, June 3, 1947 and recorded in the R. M. C. Office for Greenville County in Plat Book P at Page 130 and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the northern side of East North Street at the joint front corner of Lots 4 and 5 and running thence along the northern side of East North Street, S. 75-53 W. 534.8 feet to an iron pin at the intersection of East North Street with Prescott Street; thence along said intersection, N. 42-50 W. 49.3 feet to an iron pin on the southeastern side of Prescott Street; thence following the curvature of Prescott Street, the chords being: N. 16-47 E. 120.5 feet, N. 19-29 E. 72.1 feet, N. 22-19 E. 68.7 feet, N. 28-48 E. 65.3 feet, N. 33-41 E. 15.6 feet, N. 36-56 E. 81 feet, N. 46-42 E. 55 feet, N. 67-42 E. 29.8 feet, N. 77-37 E. 27.7 feet, N. 83-12 E. 95.6 feet and N. 69-12 E. 16.5 feet to an iron pin at the joint front corner of Lots 40 and 41; thence along the joint line of said lots, S. 24-58 E. 194.5 feet to an iron pin on the rear line of Lot 5; thence along the joint line of Lots 5 and 41, S. 75-53 W. 65.9 feet to an iron pin at the joint rear corner of Lots 4 and 5; thence along the joint line of said lots, S. 14-07 E. 200 feet to the beginning corner."

This mortgage and the note which it secures is executed and delivered pursuant, after due notice, to a meeting of the congregation held on March 31, 1965 at which time the congregation of the church unanimously authorized and directed the Trustees of the Overbrook Baptist Church to borrow the sum of Two Hundred Fifteen Thousand and No/100 (\$215,000.00) Dollars from the within mortgagee and to execute the instruments necessary in securing said loan. A copy of the resolution is on file at the offices of First Federal Savings and Loan Association of Greenville.

FOR SATISFACTION TO THIS MORTGAGE SEE

SATISFACTION BOOK 22 PAGE 1054

SATISFIED AND CANCELLED OF RECORD
21 DAY OF Nov 1965
Donnie S. Tankersley
 R. M. C. FOR GREENVILLE COUNTY, S. C.
 AT 3:14 O'CLOCK P M. NO. 15751