



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Northgate Baptist Church, an eleemosynary corporation, By:

(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

One Hundred Eighty Thous and and No/100-----(\$ 180,000.00)
Dollars, as evidenced by Mortgagor's promissory note of even date herewith, said note to be repaid with interest at the rate 78/100

therein specified in installments of One Thousand, Four Hundred Seventy and/ (\$ 1,470.78) 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, within the corporate limits of the City of Greenville, on the western edge of Summit Drive, and having according to a plat entitled "Property of Northgate Baptist Church" prepared by Piedmont Engineering Service, on February 2, 1954, and recorded in the R. M. C. Office for Greenville County in Plat Book PP at Page 107, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western edge of Summit Drive, at the corner of property belonging to Suddeth and running thence along the western edge of Summit Drive, following the curvature thereof, the chord of which is N. 30-50 E. 72.7 feet to an iron pin; thence continuing along the western edge of Summit Drive, N. 39-58 E. 54.6 feet to an iron pin; thence continuing along the western edge of Summit Drive, N. 34-29 E. 179.4 feet to an iron pin at the corner of property now or formerly belonging to Stone; thence along the line of the Stone property, N. 63-40 W. 206.7 feet to an iron pin; thence S. 77-53 W. 70.4 feet to an iron pin; thence N. 31-09 W. 9.1 feet to an iron pin; thence N. 17-25 W. 35.2 feet to an iron pin; thence S. 71-09 W. 10.5 feet to an iron pin; thence S. 27-0 W. 74.2 feet to an iron pin; thence S. 71-44 W. 100.0 feet to an iron pin at the corner of property now or formerly belonging to Wilson; thence along the line of the Wilson property, S. 12-23 W. 235.2 feet to an iron pin on the line of the Suddeth property; thence along the line of the Suddeth property, S. 85-16 E. 264.0 feet to the beginning corner; being the same conveyed to the Northgate Baptist Church by five (5) separate deed as follows: A deed from Mildred T. Suddeth, dated April 16, 1958 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 597 at Page 193; a deed from C. Douglas Wilson, dated January 8, 1954, and recorded in said R. M. C. Office in Deed Vol. 519, at Page 17; a deed from T. C. Stone, et al. dated December 23, 1952 and recorded in said R. M. C. Office in Deed Vol. 470, at Page 155; a deed from C. Douglas Wilson, dated July 7, 1952 and recorded in said R. M. C. Office in Deed Vol. 460, at Page 165; and a deed from Earle Street Baptist Church, a corporation, dated May 8, 1951 and recorded in said R. M. C. Office in Deed Vol. 435, at Page 65. The Northgate Baptist Church has conveyed to the City of Greenville, for the purpose of widening Summit Drive, certain small strips as set forth in Deed Vol. 481, at Page 174, Deed Vol. 482, at Page 104 and Deed Vol. 483 at Page 57.

Revised 1/23/54

SATISFIED AND CANCELLED OF RECORD

28th DAY OF June, 1979
Donnie J. Sanderson
R. M. C. FOR GREENVILLE COUNTY
AT 1:42 O'CLOCK P. M. NO. 38689

FOR SATISFACTION TO THIS MORTGAGE SEE SATISFACTION BOOK 67 PAGE 669