

FILED
GREENVILLE, S. C.
MAY 25 1 42 PM 1979
CLERK OF COURTS



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

We, C. S. Moeller, Vice Chairman of Council and Trustee, James R. D. Rice, Secretary of Council and Trustee, and Edwin F. Bruns, Treasurer of Council and Trustee of Trinity Evangelical Lutheran Church (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

Eighty-Seven Thousand, Five Hundred and No/100----- (\$ 87,500.00) 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 Seven Hundred Twenty-Six and 63/100---- (\$ 726.63) 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 side of North Main Street, and having according to a plat entitled "Property of Trinity Lutheran Church" prepared by Piedmont Engineering Service, November 26, 1955, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western edge of North Main Street, which pin is 467.5 feet along the western edge of North Main Street from the northwestern corner of the intersection of North Main Street and West Elford Street, and running thence along the southern edge of a 12-foot alley, N. 71-30 W. 203.25 feet to a point in a 16-foot alley; thence along the line through said alley, N. 17-30 E. 107.5 feet to a point in said alley; thence S. 71-30 E. 205.25 feet to an iron pin on the western edge of North Main Street; thence along the western edge of North Main Street, S. 19-00 W. 107.5 feet to the beginning corner; being the same lot of land conveyed to the First Lutheran Church of Greenville, S. C., predecessor of the mortgagor, by J. B. Caudle by his deed dated July 16, 1912 and recorded in the R. M. C. office for Greenville County in Deed Vol. 19, page 501.

ALSO: All that piece, parcel or lot of land, situate, lying and being in the corporate limits of the City of Greenville, County of Greenville, and State aforesaid, on North Main Street and in Ward One, and having the following metes and bounds, courses and distances as follows, to-wit:

BEGINNING at an iron pin corner of lot formerly of J. A. Russell, but now of Thomas G. Crymes on North Main Street, and runs thence N. 72-1/2 W. 210 feet to an iron pin on Alley; thence South 15-3/4 W. 95 feet to an iron pin on line of said Alley; thence S. 72-1/2 E. 210 feet to an iron pin on North Main Street; thence N. 17-1/2 E. with North Main Street 95 feet to the beginning corner. (Title being derived from the Estate of Thomas G. Crymes.)

ALSO: all our title and interest to a 12-foot alley which runs from North Main Street along the southern boundary and the 16-foot alley which intersects said 12-foot alley and runs along the rear line of the above described premises.

SATISFIED AND CANCELLED BY
7th DAY OF May 19 79
Dennie S. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 11:21 O'CLOCK P. M. NO. 32347

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 66 PAGE 264