



State of South Carolina
County of Greenville

To All Whom These Presents May Concern:

The Pentecostal Holiness Church of Upper South Carolina
of (hereinafter called the Mortgagor) Send(s) Greetings:

WHEREAS, the Mortgagor

in and by a certain promissory note in writing, of even date, with these presents is well and truly indebted to CITIZENS FEDERAL SAVINGS AND LOAN ASSOCIATION, CLINTON, SOUTH CAROLINA, a corporation, organized by and pursuant to the laws of the United States, in the full and just sum of

FORTY-FIVE THOUSAND AND NO/100 -----
(\$45,000.00) Dollars, said note to be repaid, with interest at the rate specified therein, in monthly installments as provided therein upon the first day of each and every calendar month in advance, until the full principal sum, with interest, has been paid, the final payment of principal and interest, if not sooner paid, being due and payable ten (10) years after the date hereof; said monthly payments to be applied:

FIRST: To the payment of interest due on said loan, computed monthly.

SECOND: To the payment, at the option of said Association, of such taxes, assessments, or insurance as may be in default on the property pledged to secure this obligation.

THIRD: The balance of said amount to the payment to that extent, as a credit of that date, on the principal of this loan. Said payments to continue until principal and interest are paid in full.

Said note further providing that if at any time any portion of the principal or interest due hereunder shall be past due and unpaid for a period of thirty 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 hereof, become immediately due and payable and suit may be brought to foreclose this mortgage.

Said note further provides for a ten (10%) per cent Attorney's fee besides all costs and expenses of collection to be added to the amount due on said note, and to be collectable 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 by this mortgage); as in and by said note, reference being thereunto had, will more fully appear.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said CITIZENS FEDERAL SAVINGS AND LOAN ASSOCIATION, CLINTON, SOUTH CAROLINA, according to the conditions of said note, and also in consideration of the further sum of THREE DOLLARS to the Mortgagor in hand and truly paid by the said CITIZENS FEDERAL SAVINGS AND LOAN ASSOCIATION, CLINTON, SOUTH CAROLINA, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, have granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto the said CITIZENS FEDERAL SAVINGS AND LOAN ASSOCIATION, CLINTON, SOUTH CAROLINA, its successors and assigns:

All that certain piece, parcel or tract of land, with the improvements now and hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, and in Dunklin Township, about 18 miles south of the City of Greenville, west of the Cooley Bridge Road, containing twelve (12) acres, more or less, and having the following metes and bounds, to wit: Beginning at an iron pin at the corner of Beech Springs Pentecostal Holiness Church lot on a public road, thence with road as the line N 57-30 E 5.57 chains to a point in said road; thence N 67-45 E 5.50 chains to a pin at Moore's corner, formerly Owens; thence along Moore's line N 68-30 W 16.80 chains to an iron pin; thence crossing a branch S 26 W 9.00 chains to a rock 3X at the corner of the Beech Springs Pentecostal Holiness Church lot; thence with the line of said lot S 63-15 E 9.16 chains to the beginning corner, being the same lot of land conveyed to E. W. Epps by D. P. Owens et al by deed recorded in the R. M. C. Office for Greenville County in Deed Book 66, at Page 238.

Also, that tract of land containing four-tenths (0.4) of an acre adjoining the above described property and described on a plat made by G. A. Ellis on December 5, 1933 as follows: Beginning at an iron pin in the public road and running thence N 63-30 W 5.11 chains to an iron pin, corner of the church property; thence S 18-30 E 2.47 chains to an iron pin on the south side of the road; thence S 89-45 E 4.30 chains to the beginning corner, being the same lot conveyed to E. W. Epps by Beech Springs Pentecostal Holiness Church by deed recorded in said R. M. C. Office in Deed Book 318, at Page 149.

Said tracts of land are the same conveyed to The Pentecostal Holiness Church of Upper South Carolina by E. W. Epps by deed recorded in the said R. M. C. Office in Deed Book 218, at Page 148.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 1092 PAGE 530

SATISFIED AND CANCELLED BY
DAY OF
1968