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GREENVILLE CO. S. C.

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OLLIE FARNSWORTH  
R. M. C.

BOOK 1138 PAGE 585



## State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

Mauldin United Methodist Church (formerly Mauldin Methodist Church & Poplar Springs Methodist 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 Three Hundred

Twenty-Five Thousand and 00/100 ----- (\$ 325,000.00 )  
Dollars, as evidenced by Mortgagor's promissory note of even date herewith, said note to be repaid with interest at the rate

of Four & 19/100 ----- (\$ 2,924.19 )  
therein specified in installments of Two Thousand, Nine Hundred Twenty ----- 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 20 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, Town of Mauldin, State of South Carolina, on the Southern side of East Butler Avenue, and shown as 3.29 Acres on a Plat entitled "Property of Mauldin Methodist Church" by T. H. Walker, Jr., dated October 6, 1969, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of East Butler Avenue at the Southeastern intersection of East Butler Avenue and School Street, which point is 140 ft. from the center line of the railroad tract, and running thence with the Southern side of East Butler Ave., N. 75-01 E., 496.1 ft. to an iron pin; thence along the line of a lot conveyed by the Church to Ella Mae Green in Deed Book 832, Page 345, S. 28-10 E., 227.5 ft. to an iron pin; thence S. 51-43 W., 317.2 ft. to an iron pin; thence S. 87-59 W., 153.6 ft. to an iron pin on the Eastern side of School Street at a point 140 ft. from the center line of the Railroad tract; thence along the Eastern side of School Street, N. 33-45 W., 331.4 ft. to an iron pin at the point of beginning.

The above described property was conveyed to the mortgagor as Mauldin Methodist Church and as Poplar Springs Methodist Church.

The above referred to Plat is recorded in the R.M.C. Office for Greenville County in Plat Book 4C, Page 77.