

FILED
GREENVILLE CO. S. C.

DEC 3 3 11 PM '73

DONNIE S. TANKERSLEY
R.M.C.

BOOK 1296 PAGE 622



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Trustees of the Macedonia Fire Baptized Holiness Church of God of
the Americas

(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

Fifty-two thousand and no/100ths----- (\$52,000.00)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note does not contain a provision for escalation of interest rate (paragraphs 9 and 10 of this mortgage provides for an escalation of interest rate under certain

conditions), said note to be repaid with interest as the rate or rates therein specified in installments of Four hundred
thirty-six and 39/100ths----- (\$ 436.39) 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 25 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 proceedings; and

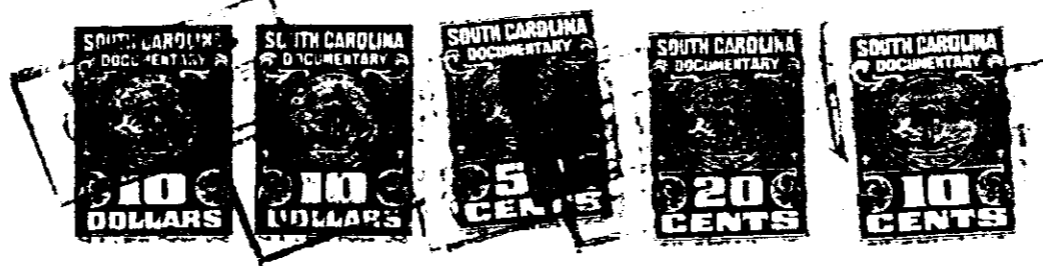
WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for any other purpose,

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, lying and being on the northwest side of Haviland Avenue and the southern side of Cleveirvine Avenue in the City of Greenville, being shown and designated as Lots 20, 21, 22, 23, 24 and a portion of Lots 40 and 42 on plat of Hillside Terrace prepared by R. E. Dalton, Engineer, dated July, 1923, recorded in the RMC Office of the Greenville County Courthouse in Plat Book F at page 154 and being described, according to said plat, more particularly, to-wit:

BEGINNING at an iron pin in the line of Lot 42 on the southern side of Cleveirvine Avenue, said point being N 64-53 E 136.8 feet from the intersection of Cleveirvine Avenue and Haviland Avenue and running thence S 64-53 E 16.8 feet to an iron pin at the joint corner of Lots 19 and 42; thence S 37-19 W 35 feet to an iron pin at the joint rear corner of Lots 19 and 20; thence along the common line of said Lots, S 57-46 E 121 feet to an iron pin on the northwestern side of Haviland Avenue at the joint front corner of Lots 19 and 20; thence along said Avenue, S 34-07 W 96.6 feet to an iron pin at the joint front corner of Lots 21 and 22; thence continuing along said Avenue, S 54-21 W 150 feet to an iron pin at the joint front corner of Lots 24 and 25; thence along the common line of said Lots, N 36-51 W 125.1 feet to an iron pin; thence N 53-47 E 135 feet to an iron pin at the joint rear corner of Lots 21 and 22; thence with the line of property now or formerly belonging to Stella Wellman in a northeasterly direction to the beginning point.

This being the same property conveyed to the Mortgagor herein by deed recorded in the RMC Office of the Greenville County Courthouse in Deed Book 975 at page 839.



4328 M. J.