

FILED
GREENVILLE CO. S. C.

APR 17 4 01 PM

OLLIE FARNWORTH
R. M. C.


**FEDERAL SAVINGS
AND LOAN ASSOCIATION
OF GREENVILLE**

State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Springfield Baptist Church, of Greenville, South Carolina

(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

Ninety Thousand Dollars

(\$ 90,000.00)

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 **Eight Hundred**

Sixty Dollars and Nine Cents

(\$ 860.09)

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 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**, situate at the **Southeastern corner of Davis Street and East McBee Avenue in the City of Greenville**, and being shown and designated as **Lots 7 and 8 of Block 2 on Page 64 of the City Block Book** and being more particularly described as follows:

BEGINNING at a point at the southeastern corner of intersection of **Davis Street and East McBee Avenue**, and running thence along the southern side of **East McBee Avenue** in an easterly direction **150.6 feet**, more or less, to pin at intersection of a **10 foot alley**; thence with the Western side of said **10 foot alley** in a southwesterly direction **127.8 feet** more or less, to a pin on **Poole Street**; thence with the northern side of **Poole Street** in a westerly direction **150 feet**, more or less to pin at the intersection of **Poole Street and Davis Street**; thence with the eastern side of **Davis Street** in a northeasterly direction **125.6 feet**, more or less, to the point of beginning.

SAID premises being the same conveyed to Trustees of **Springfield Baptist Church** by Deed recorded in Deed Book **DD** at Page **69**.

SATISFIED AND CANCELLED OF RECORD

187 DAY OF April 1972
Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 10:48 O'CLOCK A M. NO. 28104