

AFFIDAVIT
FILED me.

(P)

FILED
GREENVILLE CO. S. C.

BOOK 1271 PAGE 477

FEB 7 11 04 AM '88

Travelers Rest Federal Savings & Loan Association
Travelers Rest, South Carolina

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

} ss:

MORTGAGE OF REAL ESTATE
(ESCALATOR CLAUSE)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

MOUNT PILGRIM BAPTIST CHURCH, BY ITS DEACONS

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto TRAVELERS REST FEDERAL SAVINGS AND LOAN ASSOCIATION OF Travelers Rest, S. C., (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of **TWELVE THOUSAND FIVE HUNDRED AND NO/100THS**-----

DOLLARS (\$ 12,500.00.....), with interest thereon from date at the rate of **EIGHT (8%)** per centum per annum, said principal and interest to be paid as therein stated, and

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

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable.

APRIL 1, 1988

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does hereby grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

All that piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of **Greenville**, near **Marietta**, shown as **Lot No. 6** and the adjoining tract on plat entitled "**Addition to Spring Park**" recorded in the **R. M. C. Office for Greenville County** in **Plat Book QQQ**, at page **173**, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Mount Pilgrim Road at the corner of Spring Park Court, and running thence along Mount Pilgrim Road, **N 48-45 W 47 feet** to an iron pin; thence **N 57-30 W 135 feet** to an iron pin; thence along the southern side of Pilgrim Circle, **N 73-05 W 178 feet** to an iron pin; thence **S 2-55 W 124.2 feet** to an iron pin; thence along the line of Lot 7, **S 59-46 E 144 feet** to an iron pin; thence continuing with Lot 7, **S 57-30 E 154.8 feet** to an iron pin; thence along the northwestern side of Spring Park Court, **N 30-30 E 145 feet** to the point of beginning.

This is the same property conveyed to the Mortgagor by deed of Mount Pilgrim Baptist Church, et al, to be recorded of even date herewith, which concerns properties in Deed Book 821, page 262; Deed Book 631, page 579; and Deed Book 457, page 86.