

SEP 30 3 17 PM '71

DONNIE S. TANKERSLEY  
R.H.C.

**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:

ST. PAUL 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

FORTHY FIVE THOUSAND and no/100

DOLLARS (\$ 45,000.00 ), with interest thereon from date at the rate of nine 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.

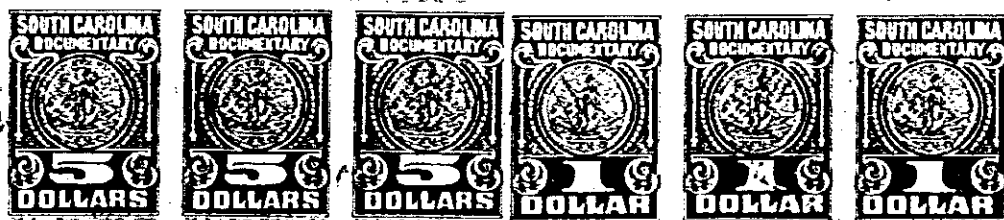
February 1, 2002

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, City of Greenville, as shown on plat of St. Paul Baptist Church, by Webb Surveying and Mapping Co., dated May 1973, recorded in plat book 4-0 page 355, and having the following metes and bounds, to-wit:

Beginning at an iron pin at the northwestern intersection of Viola (Parker) Street and Marsailles Avenue, and running thence along the northern side of Marsailles Avenue N 70-31 W 76.8 feet to an iron pin; thence with said Avenue N 75-05 W 50 feet to an iron pin; thence N 11-08 E 124 feet to an iron pin at Gibson (Bull's Alley) Avenue; thence S 83-48 E 118.4 feet to an iron pin; thence S 44-41 E 30.1 feet to an iron pin; thence S 53-53 W 10.6 feet to an iron pin; thence S 31-35 W 12.6 feet to an iron pin; thence S 26-53 W 12 feet to an iron pin; thence S 44-10 E 59 feet to an iron pin on the northwestern side of Viola Street; thence with said Street S 48-12 W 83.9 feet to the point of beginning.

This property is composed of three lots, a 21 foot lot (not warranted) conveyed to the Church by Woffie Holmes, et al. March 27, 1967 in deed book 816, page 355; a 50 foot lot conveyed to the Church by W.R. Crossfield October 4, 1971 in deed book 926, page 518; and, the main lot to the Church in deed book 231, page 281 on April 21, 1941 by John Mobley.



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