

GREENVILLE, CO. S. C. Feb 21 3 28 PM '76 1389 776
United Federal Savings and Loan Association
Fountain Inn, South Carolina

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } ss: **MORTGAGE**
Of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN:

NEW HOPE BAPTIST CHURCH, Mauldin, S. C.

(hereinafter referred to as Mortgagor) SEND(S) GREETING:
WHEREAS, the Mortgagor is well and truly indebted unto UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF Fountain Inn, 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 -----TWO HUNDRED THIRTY THOUSAND & 00/100-----
DOLLARS (\$ 230,000.00), with interest thereon from date at the rate of Nine & one-half (9.50%) 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.
July 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, near the Town of Mauldin, being contiguous tracts and being described separately as follows:

TRACT NO. 1: - ALL that certain piece, parcel or tract of land in Greenville County, State of South Carolina, on the northeasterly side of Old Laurens Road (S. C. Highway #14), and having, according to plat entitled "Property of New Hope Baptist Church" prepared by Webb Surveying & Mapping Company, dated January 1967, the following metes and bounds, to wit:

BEGINNING at an old iron pin on the northeasterly side of S. C. Highway #14, and running thence with line of property now or formerly of Greer, N. 30-00 E., 418.5 feet to an old iron pin; thence S. 63-15 E., 209 feet to a point; thence N. 30-00 E., 349.7 feet to a point; thence N. 65-30 W., 309.85 feet to a point; thence with line of property now or formerly of Greer, S. 30-00 W., 749.5 feet to an iron pin on the northeasterly side of S. C. Highway #14; thence with the northeasterly side of S. C. Highway #14, S. 63-15 E., 100 feet to an old iron pin, the beginning corner.

Being the same property conveyed to New Hope Baptist Church of Mauldin, Inc. by deed of William J. Greer, et al, recorded November 7, 1968, in Deed Book 855, Page 493, R.M.C. Office for Greenville County.

TRACT NO. 2: - ALL that certain piece, parcel or tract of land in Greenville County, State of South Carolina, on the northeasterly side of S. C. Highway #14 (formerly U. S. 276), and being shown as two acres on plat prepared by C. O. Riddle, R.L.S., dated April 15, 1955, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northern side of S. C. Highway #14 (formerly U. S. 276), on lands of W. M. Balcome and running thence along the northern edge of said highway, N. 63-15 W., 209 feet to an iron pin on lands formerly belonging to Estate of C. S. Verdin; thence N. 30-00 E., 418 feet to an iron pin; thence S. 63-15 E., 209 feet to iron pin on lands formerly belonging W. M. Balcome; thence along Balcome line, S. 30 W., 418 feet to the beginning corner.

Being the same property conveyed to New Hope Baptist Church by deed of William Henry Verdin, recorded April 25, 1955, in Deed Book 523, Page 543, R.M.C. Office for Greenville County.

DOCUMENTARY STAMP TAX \$ 2.00

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