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GREENVILLE CO. S. C.
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DONNIE S. TANKERSLEY
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State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Trinity Lutheran Church, Greenville, South Carolina, by its Trustees, John A. Wood,
Suzanne D. Culp and William S. Kleckley (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

One Hundred Fifty Thousand and No/100-----(\$ 150,000.00)

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 **One Thousand**

Four Hundred Ninety Seven and 57/100 ----- \$ 1,497.57 Dollars each on the first day of each month hereafter, in a bi-weekly, 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 **20** 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 collateral 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 Mortgagee in hand well and truly paid by the Mortgagor and before the sealing of these presents, the receipt whereof is hereby acknowledged has granted, conveyed, sold, transferred and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described land, to-wit:

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**, within the corporate limits of the City of Greenville on the western side of North Main Street and having, according to a plat entitled Property of Trinity Lutheran Church prepared by Carolina Surveying Company dated July 6, 1979, the following metes and bounds, to-wit:

BEGINNING at a nail and cap on the western edge of North Main Street lying on the northern edge of a 12 ft. alley and running thence along the northern edge of said 12 ft. alley N. 69-36 W. 202.4 feet to a nail and cap at the intersection of the northern edge of said 12 ft. alley and the eastern edge of an intersecting 12 ft. alley at the rear of said property; thence continuing along the eastern edge of said 12 ft. alley at the rear of said property N. 18-44 E. 193.2 feet to an iron pin located on the eastern edge of said 12 ft. alley at the joint rear corner of property of T. Layers, Jr. and J. B. Stevens; thence along the joint line of property of T. Layers, Jr. and J. B. Stevens S. 69-03 E. 210.2 feet to an iron pin on the western edge of North Main Street; thence along the western edge of North Main Street S. 21-03 W. 191.1 feet to the point of beginning.

ALSO all of the right, title and interest of the mortgagor herein to the 12 ft. alley which runs from North Main Street along the southern boundary of the above-described property and the 12 ft. alley which runs along the western edge at the rear of the above-described property, including the intersection of said 12 ft. alleys.

This is the same property conveyed to the mortgagor herein in three separate parcels. The southern portion of said property is the same lot of land conveyed to the First Lutheran Church of Greenville, South Carolina, predecessor of the mortgagor, by deed of J. B. Caudle, dated July 16, 1912 and recorded in the RMC Office for Greenville County on July 16, 1912 in Deed Volume 19 at Page 301. The northern portion of the above-described real estate was conveyed to the mortgagor by two separate conveyances. The first conveyance was an undivided two-thirds (2/3) interest

(Continued on attached page)

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