

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. CITIZENS B. & L. ASSOCIATION
P. O. BOX 332 11 1/2 ST.
APR 15 10 36 AM '81
DOMINIC S. TANKERSLEY
R.M.C.

To All Whom These Presents May Concern:

It, the Hopewell Baptist Church of Landrum, S. C.

SEND GREETING:

WHEREAS, it the said Hopewell Baptist Church of Landrum, S. C.

in and by its certain promissory note in writing of even date with these Presents, is well

and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of

Thirty-five Thousand and No/100 ----- (\$ 35,000.00) Dollars,

with interest from the date hereof at the rate of fifteen 1/2 per cent (15.%) per annum, unpaid interest to

bear interest at the same rate, to be repaid in installments of Four Hundred Seventy-three and 86/100

----- (\$ 473.86) Dollars
due and payable on the 5th day of each and every calendar month hereafter until the full principal sum, with interest and all costs, insurance, and expenses incurred in connection with said loan, has been paid, said monthly payments to be applied first to the payment of interest, and then to payment of principal, costs, expenses and insurance, if any, incurred; and said note further providing that if at any time any portion of the principal or interest due hereunder shall be past due and unpaid for a period of sixty (60) days, or upon failure to comply with any of the by-laws of said Association, or with any of the stipulations of this mortgage, the whole amount due under said note, shall at the option of the holder become immediately due and payable, and said note further providing for a reasonable attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and collectible as a part thereof, if the same be placed with an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind.

KNOW ALL MEN BY THESE PRESENTS, That it the said Hopewell Baptist Church of Landrum, S. C., in consideration of the said debt and sums of money aforesaid, and for the better securing the payment thereof to the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., according to the terms of the said note, and also in consideration of the further sum of Three (\$3.00) Dollars to it the said mortgagor— in hand well and truly paid by the said mortgagee, at and before the sealing and delivery of these Presents (receipt of which is hereby acknowledged), have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., its successors and assigns:

That certain lot, parcel or tract of land, with all improvements now constructed thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Glassy Mountain Township, near the City of Greenville, containing 6.2 acres, more or less and having the following metes and bounds, to wit:

BEGINNING at an iron pin at the corner of this property and property now or formerly of Arnold Emery and running thence S. 24-10 E., 653 feet to an iron pin; running thence S. 85-15 W., 199 feet to an iron pin; thence S. 85 W., 185 feet to an iron pin; thence N. 8 W., 685 feet to an iron pin; thence N. 8-20 W. 400 feet to an iron pin at a branch; running thence up the branch as the line S. 78-16 E., 212.8 feet to an iron pin; thence S. 8-20 E., 404 feet to the point of beginning.

This conveyance is made subject to all easements, conditions, covenants, restrictions and rights of way which are a matter of record and/or actually existing on the ground affecting the above described property.

This is the same property conveyed to Hopewell Baptist Church of Landrum by Junior W. Pittman as Trustee by deed dated August 2, 1977, recorded in deed book 1061 page 712, Greenville County R.M.C. Office on the 2nd of August, 1977.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOMINIC S. TANKERSLEY
R.M.C.

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