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BOOK 79 1149

State of South Carolina

PURCHASE MONEY MORTGAGE

COUNTY OF GREENVILLE

Joe H. Landreth, Eugene Shockley and Sherman Bayne, as Trustees for White Horse Heights Baptist Church, formerly Triune Baptist Church

WHEREAS, the said Mortgagees

in and by our certain promissory note in writing, of even date with these presents are well and truly bound to Waco F. Childers, Jr.

in the full and just sum of Five Thousand Five Hundred and No/100 (\$5,500.00) DOLLARS, to be paid at 922 N. Church Street in Greenville, S.C. together with

interest thereon from date hereof until maturity at the rate of nine (9%) per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the 25th day of December 1978 and on the 25th day of each

of each year thereafter the sum of \$ 136.87 interest and principal of said note, said payments to continue up to and including the 25th day of

19 82 and the balance of said principal and interest to be due and payable on the 25th day of November 19 82 the aforesaid monthly payments of \$ 136.87 are to be applied first to

interest at the rate of nine (9%) per centum per annum on the principal sum of \$ 5,500.00 so much thereof as shall, from time to time, remain unpaid and the balance of each monthly

interest shall be applied on account of principal.

All installments of principal and all interest are payable in lawful money of the United States of America; and in the event default is made in the payment of any installment or installments, or any part thereof, as therein provided, the same shall bear simple interest from the date of such default until paid at the rate of nine (9%) per centum per annum.

And if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to the condition, agreement or covenant contained herein, then the whole amount evidenced by said note to become immediately due at the option of the holder thereof, who may sue thereon and enforce this mortgage and in case said note, after its maturity should be placed in the hands of an attorney for suit or collection, or if before its maturity, it should be demanded by the holder thereof necessary for the protection of its interests to place, and the holder should place, the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in such case the Mortgagor promises to pay all such expenses including (10%) per cent. of the indebtedness as attorney's fees, this to be added to the mortgage indebtedness, and to be cured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN that the said Mortgagees

in consideration of the said debt and of the lawful money aforesaid, and for the better securing the payment thereof to the said Mortgagee

to the terms of the said note, and in consideration of the further sum of THREE DOLLARS to the said Mortgagee

in and for the true and lawful debt of the said Mortgagee

at and before the signing of these presents, the receipt thereof is hereby acknowledged, have granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto the said Waco F. Childers, Jr., his heirs and assigns, forever:

All that piece, parcel or lot of land, situate, lying and being on the Western side of Vale Street, near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 52 on a Plat of White Horse Heights, prepared by C. C. Jones & Associates, dated May 11, 1955, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 88 at page 183A, and according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Western side of Vale Street at the joint front corner of Lots 51 and 52 and running thence N. 85-38 W. 204.5 feet to an iron pin at the joint rear corner of Lots 51 and 52; thence N. 16-05 W. 94.8 feet to an iron pin at the joint rear corner of Lots 52 and 53; thence S. 85-58 E. 232.2 feet to an iron pin on Vale Street at the joint front corner of Lots 52 and 53; thence thence Vale Street S. 5-22 W. 90 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the Mortgagees herein by deed of Waco F. Childers, Jr., dated December 5, 1978, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1093 at page 456, on December 14, 1978.

This mortgage is given to secure a portion of the purchase price for the premises hereinabove described.

3.00 AM
main 29-29-1988

FILED CO. S. C.
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