Val. 1998 MORTGAGE OF REAL ESTATE BOUN 850 PAGE 78

MORTGAGE OF REAL ESTATE DUA 850 PAGE 78 State of South Carolina (FED 17 4 (1) PIL 1981 County of GREENVILLE CLERGE OF THE PROPERTY OF THE P

TO ALL WHOM THESE PRESENTS MAY CONCERN:

EASTIAN BAPTIST CHURCH, A CORPORATION.

_____(herein called mortgagor) SEND GREETING: WHEREAS, the said mortgagor EASTLAN BAPTIST CHURCH, A CORPORATION

in and by a certain promissory note in writing, of even date with these Presents is well and truly indebted to the LIBERTY LIFE INSURANCE COMPANY, a corporation chartered under the laws of the State of South Caroline, in the full and just sum of One Hundred Forty Thousand and No/100 -----(\$140,000,00) DOLLARS, to be paid at its Home Office in Greenville, S. C., together with interest thereon from per annum, said principal and interest being payable in month 1y instalments as follows:

Beginning on the Lat_day of April ______, 19_61, and on the _lat____ each month of each year thereafter the sum of \$.1384.60 to be applied on the interest and principal of said note, said payments to continue up to and including the ____1st____ day of February...., 1973..., and the balance of said principal and interest to be due and payable on the 1st..... day of March, 1973; the aforesaid monthly payments of \$ 1384.60 each are to be applied first to interest at the rate of Bix and one-fourth (64%) per centum per annum on the principal sum of \$_140,000.00 _ or so much thereof as shall, from time to time, remain unpaid

All instalments 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 instalment or instalments, 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 seven (7%) per centum per

And if at any time any portion of principal or interest shall be past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole sum of the principal of said note remaining at that time unpaid together with the accrued interest, shall become immediately due and payable, at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and if 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 deemed by the holder thereof necessary for the protection of its interests to place, and the holder should place, the said note and mortgage in the hands of an attorney for any legal proceedings; then and in either of such cases the mortgagor promises to pay all costs and expenses including a reasonable attorney's fee, these to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That the said mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said LIBERTY LIFE INSURANCE COMPANY according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to the said mortgagor in hand well and truly paid by the said LIBERTY LIFE INSURANCE COMPANY, at and before the signing of these Presents, the receipt whereof is hereby acknowledged, has granted, hargained, sold and released, and by these Presents does grant, bargain, sell and release unto the said LIBERTY LIFE INSURANCE COMPANY

All that certain piece, parcel or tract of land in the State of South Carolina, County of Greenville, near the City of Greenville, being situate on the eastern side of South Carolina Highway 291, commonly referred to as the by-pass, and being more particularly described according to survey and plat by Dalton & Neves recorded in Plat Book VV, Page 23, dated February 9, 1961, as follows: BEGINNING at an iron pin at the southeastern corner of the intersection

of said Highway 291 and Scarlet Street and running thence with Scarlet Street N. 69-43 E. 376.7 feet to a stake; thence with said street and around a curve to the left the chord of which is N. 32-04 E. 81.8 feet to an iron pin; thence S. 14-44 E. 550.7 feet to stake in Windfield Road; thence with said road and around a curve to the left, the chord of which is S. 49-0 E. 139,2 feet to a stake; thence with said road S. 83-0 E. 40.6 feet to stake; thence with said road around a curve to the right, the chord of which is S. 38-44 E. 73.7 feet to a stake; thence with said road S. 5-24 W. 347.6 feet to an iron pin on Skyview Drive; thence with said drive N. 82-18 W. 604.5 feet to an iron pin on said Highway 291; thence with said highway N. 6-50 W. 758,3 feet to the beginning.

In addition to the real estate described above it is the intent of the mortgagor that this mortgage is to gover all furniture, fixtures and equipment now located in the church building on mid property or any other personal property used in connection with the church. For source of title see deeds recorded in Deed Book 490, Page 383, and Deed Book 522, Page 525. There is excluded from the above description Lots 1, 2, 3, 4, and 5 shown on plat recorded in Plat mock EE, Page 116.

(Continued inside)