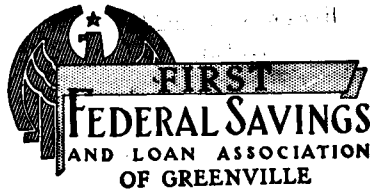


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BOOK 1026 PAGE 485



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern: we, Frank T. Osteen, Carl Trammell and Pride Batson as Deacons and duly qualified and authorized Trustees of Sans Souci Baptist Church of Greenville, S. C.

(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

Twenty-Two Thousand and No/100----- (\$22,000.00) Dollars, as evidenced by Mortgagor's promissory note of even date herewith, said note to be repaid with interest at the rate

therein specified in installments of One Hundred Fifty-Seven and 62/100----- (\$ 157.62) Dollars each on the first day of each month hereafter, in advance, 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 collaterals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for such 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 Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described real estate:

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, in Greenville Township, situate at the Northeastern corner of the intersection of Buncombe Road and North Franklin Road, and being shown as Lots Nos. 201, 202 and a strip one foot in width along the southeastern side of Lot 203 as shown on plat of Property of Colonia Company made by Dalton & Neves, September 1925, revised in May and June of 1927 and recorded in the R. M. C. Office for Greenville County in Plat Book G at Pages 112 and 113 and being more particularly described by metes and bounds, as follows: BEGINNING at an iron pin at the Northeast corner of the intersection of Buncombe Road and North Franklin Road, said pin being on the northern edge of a twelve (12) foot strip located between Buncombe Road and property line, and running thence along the inside of the sidewalk along Buncombe Road, north 57 degrees 32 minutes west one hundred thirty-nine (139) feet to an iron pin, which is one foot north of the joint corner of Lots Nos. 202 and 203; thence north 33 degrees 0 minutes east parallel with and one foot distance from the joint line of Lots Nos. 202 and 203 two hundred (200) feet to an iron pin on a ten (10) foot alley; thence with said alley, south 57 degrees 32 minutes east one hundred thirty-nine (139) feet to iron pin on inner edge of sidewalk; thence with inner edge of sidewalk along Franklin Road, south 33 degrees 0 minutes west two hundred (200) feet to the beginning corner. Said premises being the same conveyed to The Trustees of Sans Souci Baptist Church by deed recorded in the R. M. C. Office for Greenville County in Deed Book 113 at page 210 and 116 at page 234.

SATISFIED AND CANCELLED OF RECORD

17th DAY OF MAR. 1983
Dannie S. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 10:32 O'CLOCK A. M. NO. 23374

FOR SATISFACTION TO THIS MORTGAGE SEE

SATISFACTION BOOK 79 PAGE 1761