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STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

R. M. C.
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, HUNTS BRIDGE ROAD BAPTIST CHURCH

(hereinafter referred to as Mortgagor) is well and truly indebted unto

JAMES F. FINLEY

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of TWENTY-FIVE THOUSAND AND NO/100-----

----- Dollars (\$25,000.00--) due and payable
on Demand,

with interest thereon from date at the rate of SEVEN (7%) per centum per annum, to be paid: annually.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagee in hand well and truly paid by the Mortgagee at and before the sealing and delivery 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, his successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Paris Mountain Township, on the western side of the White Horse Road, containing 3.31 acres and having, according to a plat prepared by H. T. Corn, Surveyor, September 12, 1958, the following metes and bounds, to wit:

BEGINNING at an iron pin on the western side of the White Horse Road, at the corner of property belonging to the Martin Estate and running thence along the western side of the White Horse Road; S. 20 W. 163 feet to an iron pin at the corner of other property belonging to Hattie E. Carver; thence along the line of that property, N. 84-45 W. 874 feet to an iron pin; thence N. 4-30 E. 160 feet to an iron pin at the corner of the said Martin Estate property; thence along the line of that property, S. 84-45 E. 913.6 feet to the Beginning corner; together with the right, title and interest of the mortgagor in and to a portion of the White Horse Road directly in front of the above described property.

ALSO, all that certain piece, parcel or strip of land situate, lying and being in the State of South Carolina, County of Greenville, Paris Mountain Township, on the western side of the White Horse Road and adjoining a 3.31 acre tract previously conveyed by Ruby C. Stone to the mortgagor and having, according to a plat prepared by J. C. Hill, Surveyor, April 12, 1963, the following metes and bounds, to wit:

BEGINNING at an iron pin on the western side of the White Horse Road at the southeast corner of the 3.31 acre tract described above, said pin being 163 feet, more or less, measuring along the western side of the White Horse Road, from the corner of the property belonging to the Martin Estate, and running thence along the mortgagor's present line, N. 84-20 W. 866.5 feet to an old iron pin; thence along a new line through Hattie E. Carver's property, S. 84 E. 862 feet to an old iron pin on the western side of the White Horse Road; thence along the western side of the White Horse Road, N. 21 E. 5.4 feet to the Beginning corner; together with all the right, title and interest of the mortgagor in and to a portion of the White Horse Road directly in front of the above described property.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber, the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

Paid and satisfied in full this 30th day of
November 1970.

J. F. Finley