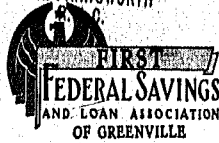


OLLIE FARNSWORTH



## State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

We, Walter Wagner and Marion Moon as Elders and Trustees of Augusta Road Church of Christ and Albert P. Martin, Treasurer (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

Eleven Thousand, Five Hundred and No/100----- \$ 11,500.00 )  
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 Ninety-Six and 20/100----- \$ 96.20 )  
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, on the west side of Horseshoe Circle near the City of Greenville, being shown as Lots 4 and 5 on plat of Property of Nova C. Crosby made by R. B. Bruce, Surveyor, October 17, 1959, recorded in the R. M. C. Office for Greenville County in Plat Book TT, at Page 73, and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the west side of Horseshoe Circle at the joint corner of Lots 3 and 4 and runs thence along the line of Lot 3, S. 61-0 W. 134 feet to an iron pin; thence N. 27-0 W. 298.7 feet to an iron pin; thence N. 52-02 E. 151.9 feet to an iron pin; thence S. 24-15 E. 323.4 feet to the beginning corner; being the same conveyed to Augusta Road Church of Christ by A. V. Tribble, et al. by deed dated November 24, 1965 and recorded in Deed Vol. 786 at Page 592.

ALSO: All that certain piece, parcel, or tract of land situate, lying and being in the State of South Carolina, County of Greenville, lying on the western side of Fork Shoals Road, and having, according to a survey prepared for Augusta Road Church of Christ by Carolina Engineering & Surveying Co., dated June 23, 1969, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Fork Shoals Road at the corner of property owned by J. E. Campbell, and running thence along the western side of Fork Shoals Road, S. 11-17 E. 73.2 feet to an old iron pin; thence S. 52-02 W. 235.5 feet to an old iron pin at the corner of property now or formerly owned by Roy Jordan; thence with Jordan's line, N. 37-57 W. 116.7 feet to an iron pin at the corner of property owned by the mortgagor; thence with the line of the mortgagor's property, N. 52-02 E. 100 feet to an old iron pin; thence N. 37-57 W. 32 feet to an iron pin at the corner of property of J. E. Campbell; thence with his line, N. 78-24 E. 186.8 feet to the beginning corner. The within property is described as fronting on the western side of Fork Shoals Road but the mortgagor also conveys the interest of the church in said property from the western edge of Fork Shoals Road to the center line of said road (in other words, both side lines shall extend to the center line of said road). Being the same conveyed to the mortgagor by J. E. Campbell by deed of even date, to be recorded herewith.

The mortgagor's promissory note referred to above, contains, among other things, a provision for an increase in the interest rate.