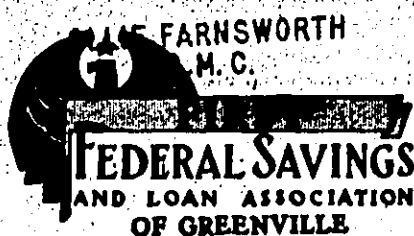


GREENVILLE (CO. S. C.)

BOOK 1182 PAGE 213

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State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern: We, John A. Everhart, Pastor of Wrenn Memorial Baptist Church, Archie E. Smith, Chairman of the Board of Deacons, and W. R. Moore, George Urquhart, J. C. King, Robert Patterson, J. W. Bates and Fred Ellenburg, the Board of Deacons of Wrenn Memorial Baptist Church

(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
 One Hundred Thousand and No/100----- (\$ 100,000.00)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note a provision for escalation of interest rate (paragraphs 9 and 10 of this mortgage provides for an escalation of interest rate under certain conditions), said note to be repaid with interest as the rate or rates therein specified in installments of

Nine Hundred One and 20/100----- (\$ 901.20) 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 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:

those
 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, being known and designated as Lots Nos. 41, 42, 43, 24, 25, 26 and 27 of a subdivision known as Estate of J. M. Perry according to a plat thereof prepared by R. E. Dalton dated May 1923 and recorded in the R. M. C. Office for Greenville County in Plat Book F, at Page 127, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Toledo Street, formerly Marlin Street, at the joint front corner of Lots 43 and 44, and running thence with the joint line of said lots, N. 31-30 W. 150 feet to an iron pin at the joint rear corner of Lots Nos. 24 and 25; running thence with the rear line of Lot No. 24, S. 58-30 W. 50 feet to an iron pin at the corner of Lots 23 and 24; running thence with the joint line of said lots, N. 31-30 W. 150 feet to an iron pin on the southeastern side of Sidney Street, joint front corner of Lots Nos. 23 and 24; running thence with the southeastern side of Sidney Street, N. 58-30 E. 200 feet to an iron pin at the joint front corner of Lots Nos. 27 and 28; running thence with the joint line of said lots, S. 31-30 E. 150 feet to an iron pin at the joint rear corner of Lots Nos. 41 and 40; and running thence with the joint line of said lots, S. 31-30 E. 150 feet to an iron pin on the northwestern side of Toledo Street, formerly Marlin Street, joint front corner of Lots Nos. 40 and 41; running thence with the northwestern side of Toledo Street, S. 58-30 W. 150 feet to the point of beginning. Being the same property conveyed as follows: Lots 42 and 43 were conveyed by deed dated January 21, 1939 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 208, page 334 to Northside Baptist Church which is now the Wrenn Memorial Baptist Church. Lot No. 41 was conveyed to Wrenn Memorial Baptist Church by deed recorded in Deed Vol. 851, page 141; Lots 24 and 25 were conveyed to Wrenn Memorial Baptist Church by deed recorded in Deed Vol. 809, page 231; Lots 26 and 27 were conveyed to Wrenn Memorial Baptist Church by deed recorded in Deed Vol. 824, page 129.

This mortgage, together with the note executed simultaneously herewith, is signed and delivered pursuant to a resolution adopted by the congregation of the Wrenn Memorial Baptist Church assembled in conference on the 20th day of December, 1970, said

(continued on next page)