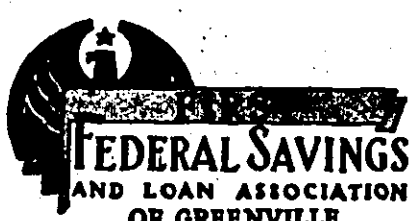


FILED
GREENVILLE CO. S. C.
FEB 23 12 03 PM '72
OLLIE FARNSWORTH
R. H. C.

BOOK 1224 PAGE 50



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

The South Carolina District Council of the Assemblies of God, Inc.

(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

Fifteen Thousand and No/100-----(\$ 15,000.00)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note does not contain 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

One Hundred Forty-Three and 35/100-----(\$ 143.35) 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 15 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:

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 northern side of Brushy Creek Road, containing 1.17 acres and having, according to a plat entitled "Property of South Carolina District of Assembly of God" prepared by Jones Engineering Service, dated February 23, 1972, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Brushy Creek Road at the corner of property now owned by mortgagor (908/477) and running thence with said line, N. 13-32 E. 208.5 feet to an iron pin; thence N. 75-30 W. 241.9 feet to an iron pin in the line of property owned by Charles Thurman Plemmons; thence S. 8-00 W. 234.8 feet to an iron pin on the northern side of Brushy Creek Road; thence with said road, S. 82-00 E. 220 feet to the beginning corner;

ALSO: All that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, on the northern side of Brushy Creek Road and adjoining the above-mentioned .1.17 acres and being described as follows:

BEGINNING at a point in the center of Brushy Creek Road (iron pin back on line at 22.4 feet on bank of road), corner of property formerly owned by L. B. Plemmons, and running thence N. 14-30 E. 234.5 feet to an iron pin on line of property now or formerly owned by Boling; thence with Boling's line, S. 75-30 E. 109.6 feet to an iron pin; thence with the common line of the property described above, S. 14-30 W. 229 feet to a point in the center of Brushy Creek Road (iron pin back on line of bank of road at 19.5 feet); thence along the center of said road, N. 78-28 W. 110 feet to the beginning corner;