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GREENVILLE CO. S. C.

BOOK 1266 PAGE 514

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DONNIE S. TANKERSLEY
R.H.C.

Travelers Rest Federal Savings & Loan Association

Travelers Rest, South Carolina

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

} ss:

**MORTGAGE OF REAL ESTATE
(ESCALATOR CLAUSE)**

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FIRST BAPTIST CHURCH OF TRAVELERS REST

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto TRAVELERS REST FEDERAL SAVINGS AND LOAN ASSOCIATION OF Travelers Rest, S. C., (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 **NINETY THOUSAND AND NO/100THS-----**

DOLLARS (\$ 90,000.00), with interest thereon from date at the rate of **7-1/2%** per centum per annum, said principal and interest to be paid as therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable.

JULY 1, 1993

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 Mortgagor 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 hereby grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

All that 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, in the Town of Travelers Rest, shown as Lots Nos. 11, 12, 13, 14, 15, 16, and part Lot No. 1 on the Subdivision of Carl R. Vest recorded in the R. M. C. Office for Greenville County in Plat Book B, at page 184, and Plat Book V, page 7, together with three (3) lots on the plat of the Town of Travelers Rest and one-fourth (1/4) of an acre from G. W. Bridwell, and having, in the aggregate, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the northeastern corner of the intersection of McElhanev Road and Cooper Street, and running thence along Cooper Street, N 50-30 W 210 feet to an iron pin; thence with said Street, N 23-30 W 109.3 feet to an iron pin; thence with said Street, N 23 W 450 feet to an iron pin; thence continuing with Cooper Street, N 61-30 E 190 feet to an iron pin; thence S 23 E 149.4 feet to an iron pin; thence S 40-10 E 311 feet to an iron pin; thence N 40-30 E 105 feet to an iron pin; thence along Thacker, S 49-30 E 210 feet to an iron pin on the northwestern side of McElhanev Road; thence with said Road, S 40-30 W 105 feet to an iron pin; thence with said Road, S 39-30 W 315 feet to the point of beginning and being shown on Block Book Sheet 493, Block 2, as Lots 1, 2, 18, 19, 20, 21, 22, and being the same conveyed to the Church, in various names, in Deed Books 815, page 276; 772, page 438; 646, page 343; 586, page 332; 362, page 126; 83, page 410; and 23, page 130.

ALSO: ALL of that tract of land in the County of Greenville, State of South Carolina, in the Town of Travelers Rest, shown as part Lot 5 of the J. D. Cooper Estate, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of McElhanev Road at

(continued on back)