

STATE OF SOUTH CAROLINA,
 COUNTY OF GREENVILLE.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Washington Avenue Baptist Church, a corporation duly organized and existing under and by virtue of the laws of the State of South Carolina, with its place of worship at Greenville, South Carolina, SEND GREETINGS

WHEREAS, the said Washington Avenue Baptist Church, Greenville South Carolina, a corporation, in and by its certain promissory note, in writing, of even date with these presents, is well and truly indebted to FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF ANDERSON, of the County and State aforesaid, a body corporate under the laws of the United States, in full and just sum of Three Hundred Thousand and No/100 (\$300,000.00) Dollars, with interest at the rate of Seven and One-Half (7½%) per centum per annum, to be repaid in installments of Two Thousand Five Hundred Thirty-Four and 93/100 (\$2534.93) Dollars, beginning March 1, 1974, and a like installment upon the first day of each and every calendar month hereafter until the full principal sum, with interest has been paid, said monthly payments shall be applied first to the payment of interest, computed and paid monthly in advance on the unpaid balance, and then to the payment of principal; said note further providing 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 (30) days, or failure to comply with any of the By-Laws of said Association, or any of the stipulations of of this mortgage, the whole amount due under said note, shall, at the option of the holder thereof, become immediately due and payable, who may sue thereon and foreclose this mortgage; said note further providing for a reasonable attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney, or legal proceedings of any kind (all of which is secured under this mortgage); as in and by said note, reference being thereunto had, will more fully appear.

NOW, THEREFORE, KNOW ALL MEN, that the said Washington Avenue Baptist Church, in consideration of said debt and sum of money aforesaid, and for the better securing the payment thereof to the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF ANDERSON, according to the terms of said note, and also in consideration of the further sum of three dollars to the said Washington Avenue Baptist Church, in hand well and truly paid by the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF ANDERSON, at and before the signing of these presents (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF ANDERSON, the following described property, to-wit:

1. All those lots of land in Greenville County, South Carolina, bounded by Washington Avenue, Jasmine Drive (formerly Douglas Street), Keith Avenue, and Wilson Street, and shown as Lots Numbers Fifty-Eight, (58), Fifty-Nine (59), Sixty-Three (63), Sixty-Four (64), Seventy-Four (74), Seventy-Five (75), one hundred Five (105), One Hundred Six (106) One