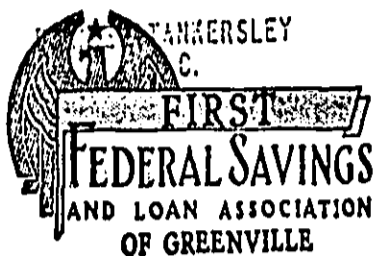
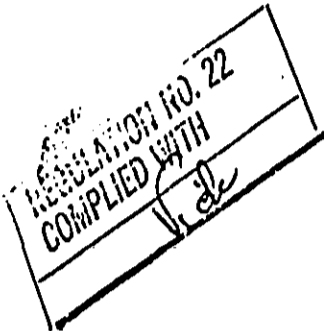


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GREENVILLE, CO. S. C.

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State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Reedy Fork 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

Twelve Thousand (\$ 112,000.00)

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 Nine Hundred

One Dollars And Eighty Seven Cents (\$ 901.87) 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 25 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, Grove Township, on the Eastside of Fork Shoals Road near the intersection of Reedy Fork School Road and Fork Shoals Road being a part of the property of Reedy Fork Baptist Church as shown on a Plat of Property of Reedy Fork Baptist Church dated April 10, 1973 by Clifford C. Jones, Registered Professional Engineer and Land Surveyor Number 1144, the same being more particularly described by metes and bounds as follows:

BEGINNING at an iron pin on the Eastside of Fork Shoals Road, joint corner of Church Cemetery, and running thence, N. 86-11 E. 46.9 Feet to an iron pin; thence N. 54-57 E. 90 Feet to an iron pin; thence N. 37-11 E. 145.7 Feet to an iron pin; thence S. 21-47 E. 122 Feet to an iron pin; thence N. 63-45 E. 165 Feet to an iron pin; thence S. 22-22 E. 120 Feet to an iron pin; thence S. 26-15 E. 105 Feet to an old iron pin; thence S. 63-45 W. 431 Feet to an iron pin on the East side of Fork Shoals Road; thence N. 21-15 W. 105.4 Feet along Fork Shoals Road; thence N. 22-22 W. 179 Feet along said Fork Shoals Road to the point of beginning.

THE property described above is in part from Deed YY at Page 740 dated November 25, 1892, wherein the conveyance is to Trustees for Reedy Fork Colored Baptist Church; and, from Deed Volume 287 at Page 232 dated December 24, 1945 wherein the Grantee is the Deacons of Reedy Fork Baptist Church (Colored); and, from Deed Volume 782 at Page 637 dated May 27, 1965 wherein the Grantee is the Reedy Fork Baptist Church.

THE above mentioned Plat is of record in the R. M. C. Office for Greenville County in Plat Book 4 Y at Page 137.

THIS Mortgage and the Note it secures is executed pursuant to Resolution adopted by the Congregation on January 31, 1973 after due Legal Notice given.