

State of South Carolina, GREENVILLE CO. S. C.

County of GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

CHRIST CHURCH, an eleemosynary corporation chartered under the laws of South Carolina, (herein called mortgagor) SEND GREETING:

WHEREAS, the said mortgagor CHRIST CHURCH

in and by a certain promissory note in writing, of even date with these Presents is well and truly indebted to the LIBERTY LIFE INSURANCE COMPANY, a corporation chartered under the laws of the State of South Carolina, in the full and just sum of FIFTY THOUSAND AND NO/100

(\$ 50,000.00) DOLLARS, to be paid at its Home Office in Greenville, S. C., as follows:

In semi-annual installments of \$3,346.00 each as to principal and interest, the first such installment to be due on the first day of September, 1975, and thereafter an installment on the first day of each succeeding March and September up to and including the first day of March, 1990, said interest payable monthly up to and including the last day of February, 1975, and thereafter said interest shall be payable with each principal installment, together with interest thereon from the date hereof until maturity at the rate of Ten and One-Half (10 1/2%) per centum per annum to be computed and paid as set forth above.

Upon thirty (30) days written notice, this loan may be paid in full or in part without penalty, provided, however, that no borrowed funds may be used in any such prepayment.

All instalments of principal and all interest are payable in lawful money of the United States of America; and in the event default is made in the payment of any instalment or instalments, or any part thereof, as therein provided, the same shall bear simple interest from the date of such default until paid at the rate of seven (7%) per centum per annum.

And if at any time any portion of principal or interest shall be past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole sum of the principal of said note remaining at that time unpaid together with the accrued interest, shall become immediately due and payable, at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and if said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or if, before its maturity, it should be deemed by the holder thereof necessary for the protection of its interests to place, and the holder should place, the said note and mortgage in the hands of an attorney for any legal proceedings; then and in either of such cases the mortgagor promises to pay all costs and expenses including a reasonable attorney's fee, these to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That the said mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said LIBERTY LIFE INSURANCE COMPANY according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to the said mortgagor in hand well and truly paid by the said LIBERTY LIFE INSURANCE COMPANY, at and before the signing 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 said LIBERTY LIFE INSURANCE COMPANY, its successors and assigns forever:

PARCEL NO. 1: All that certain piece, parcel or lot of land, with the buildings and improvements thereon, lying and being on the northeasterly side of East Washington Street, in the City of Greenville, S. C., and having according to a survey made by Dalton & Neves entitled "Plat of Christ Church Property" dated April, 1967, recorded in the RMC Office for Greenville County, S. C., in Plat Book RRR, page 39, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the easterly corner of the intersection of East Washington Street and Church Street, and running thence along the northeasterly side of East Washington Street S 69-17 E 227.5 feet to an iron pin, corner of property of R. E. Houston; thence turning and running with the line of the Houston property N 20-38 E 196.9 feet to an iron pin; thence turning and continuing with the line of the Houston property S 69-24 E 29.8 feet to a point; thence turning and leaving the line of the Houston property N 16-34 E 19 feet to an iron pin; thence turning and running N 71-49 W 29.8 feet to an iron pin; thence turning and running N 20-38 E 10 feet to an iron pin; thence turning and running N 70-07 W 124.6 feet to an iron pin on the outer face of a brick wall of the Chapel Building; thence turning and running with the outer face of said wall S 20-02 W 21.5 feet to an iron pin at the corner of said wall; thence turning and continuing with the outer face of said wall N 69-58 W 26.2 feet to an iron pin at the corner of said wall; thence turning and continuing with and beyond the outer face of said wall S 20-02 W 28.7 feet to an iron pin; thence turning and running N 68-02 W 73 feet to an iron pin on the southeasterly side of Church Street; thence turning and running with the southeasterly side of Church Street S 21-58 W 175 feet to the point of beginning.

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