

**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:

PLEASANT VIEW WELCOME BAPTIST CHURCH

(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 SIXTY THOUSAND and no/100

DOLLARS (\$ 60,000.00 ), with interest thereon from date at the rate of nine 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.  
June 1, 1996

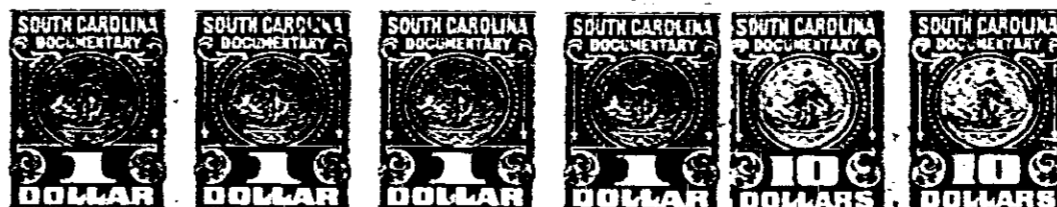
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, Bates Township consisting of three tracts described as follows:

3 acres: Beginning at an iron pin in the center of Pleasant Retreat Road, at the corner of Melvin O. Brookshire; thence N 88 W 545.82 feet to an iron pin; thence N 33 W 151.8 feet to an iron pin; thence N 64 E 524.7 feet to an iron pin; thence along the center of said road S 23 E 396 feet to the point of beginning, and being the same conveyed to the Church by Ralph Wells, February 23, 1950 in deed book 403, page 283.

0.75 acres: Beginning at an iron pin in the center of Pleasant Retreat Road, at Brookshire above, on the other side of the road, and running thence S 88 E 209 feet to an iron pin; thence in a northerly direction 100 feet to an iron pin; thence S 88 W 230 feet to an iron pin in the center of said road, thence with its center in a southerly direction 100 feet to the beginning, and being the same conveyed the Church in deedbook 237, page 205 by Ernest Bishop on September 13, 1941.

9.6 acres on plat of Boss D. Cash in plat book 4-0, page 164: Beginning at an iron pin in the center of Pleasant Retreat Road, at the corner of the 3 acre tract above and running thence S 63 W 528 feet to an iron pin; thence with Cruell N 34 W 838.2 feet to an iron pin on the northern side of a County Road; thence with said County Road N 80 E 709.5 feet to an iron pin in the center of the intersection of Pleasant Retreat Road; thence along the center of Pleasant Retreat Road S 24 E 621.72 feet to the beginning, and being the same conveyed to the Church by Joseph Leon and Gloria B. Wells by deed, dated June 25, 1976, to be recorded of even date herewith.



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