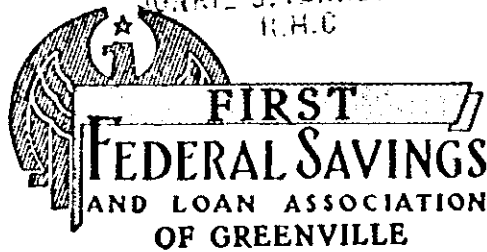


RONNIE S. TARRERSLEY  
R.H.C.



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

The Reedy River 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 Fifteen Thousand and No/100ths (\$115,000.00)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note is not 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

One Thousand Fifty Three & 27/100 (\$ 1,053.27 ) 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 20 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, at the southwestern corner of the intersection of Highway No. 107 (Mauldin Road) and Conestee Road, containing 5.7 acres, more or less, subject to the rights of way and easements of the Roads mentioned above, and, as disclosed by the Survey, and having according to the Survey for Reedy River Baptist Church dated January 19, 1976 by Campbell & Clarkson Surveyors, Inc., S. C. R. L. S. No. 4678, the following metes and bounds, to-wit:

BEGINNING at a point at the intersection of Highway No. 107, and, Conestee Road, and running thence in or along Conestee Road S. 47-30 W. 440.0 feet to an iron pin; thence S. 44-15 E. 118.0 feet across Conestee Road to an iron pin; thence S. 61-40 W. 208.0 feet to an iron pin or point in Right of Way of Conestee Road; thence N. 52-00 W. across Conestee Road along line of Division of Church property and property of Pendergrass 231.0 feet to an iron pin or pipe; thence N. 53-30 W. 112.2 feet to iron pin; thence N. 43-07 E. 278.40 feet to an iron pin, at or near Highway No. 107; thence along Highway No. 107 N. 82-15 E. 510.95 feet to the point of beginning.

THIS property is primarily reflected in Deed Volume 539 at Page 24, dated November 5, 1955; Deed Volume P P, at Page 465-466; Deed Volume P P, at Page 186, dated January 28, 1884; and Deed Volume 4, at Page 8, dated September 26, 1900.

THIS property is being shown as in Tax District 158-M12.1-1-8.

THIS instrument is executed pursuant to Resolution duly adopted by the Church.

546.00



4328 RV-2