

Jun 11 12 07 PM '97
DONNIE S. THOMAS
R.M.D.

BOOK 1400 PAGE 945

Travelers Rest Federal Savings & Loan Association

Box 415 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:

MOUNT ARRAT BAPTIST CHURCH, by Its Pastor and Deacons

(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

Eighteen Thousand Five Hundred and no/100

DOLLARS (\$ 18,500.00), 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, 1997

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, containing 1.22 acres, more or less, according to plat by W.A. Hester, dated June 8, 1906, showing said property in Bates Township, and having the following metes and bounds, to-wit:

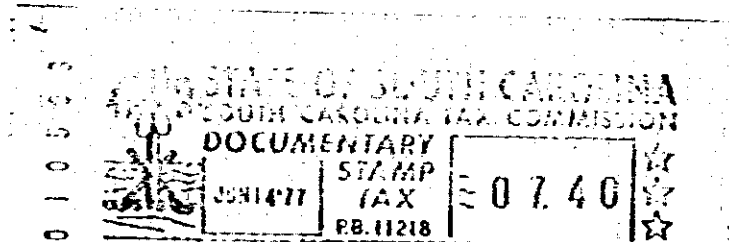
Beginnigg at an iron pin on the western side of S.C. Highway 414 and running thence N 24-30 E 5.50 chains to an iron pin; thence N 65-30 W 2.00 chains to an iron pin; thence S 34-30 W 3.65 chains to an iron pin on Batesview Drive; thence S 53-30 E 9.08 chains to the point of beginning.

See plat book "C" page 174 showing road cut along the western boundary of the above described tract.

This is the same property conveyed the Church by A.J. Bates, et al. in deed book 24, page 574 recorded September 26, 1914 and by deed of Jere P. Bates in deed book 836 page 227 recorded January 15, 1968.

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