

MORTGAGEE'S ADDRESS: 201 West Main Street, Laurens, S.C. 29360
FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

1408 55

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THE CATHEDRAL, a South Carolina corporation

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto HERITAGE FEDERAL SAVINGS AND LOAN ASSOCIATION, LAURENS, 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

One Hundred Thirty Thousand and No/100-----
DOLLARS (\$130,000.00), with interest thereon from date at the rate provided for in said note, said principal and interest to be repaid as therein stated, except that the final payment of principal and interest shall be due on

January 1, 2008, 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;

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 grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"All that certain 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, being located on the southwesterly side of Frontage Road of U.S. Highway 276 and having according to the plat of the property of THE CATHEDRAL, prepared by T.H. Walker, Jr., RLS, dated August 6, 1975, the following metes and bounds to-wit:

BEGINNING on the southwest side of said Frontage Road, which iron pin is located S. 33-36 E. 450 feet from the intersection of Log Shoals Road and running thence with the southwest side of said Frontage Road S. 33-36 E. 822.2 feet to an old iron pin; thence along the property now or formerly of Marjorie M. Springfield Bond S. 44-00 W. 219.25 feet to an old iron pin; thence continuing with said Bond line N. 43-23 W. 512.0 feet to an old iron pin; thence along the property now or formerly of Larry G. Ferguson N. 43-18 W. 273.5 feet to an old iron pin at the intersection of Ridgecrest Drive; thence along the property of grantor herein N. 41-05 E. 360.0 feet to the beginning corner.

This being the identical property conveyed to the Mortgagor by deed of THE BOARD OF AMERICAN MISSIONS OF THE LUTHERAN CHURCH IN AMERICA, dated September 17, 1975 and recorded September 29, 1975 in Deed Book 1024 at page 913.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

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