

hereby acknowledged, the Mortgagor has executed and delivered by these presents, with all the covenants and conditions hereinafter set forth, and has granted, bargained, sold and released, conveyed, assigned, transferred and set over, and by these presents does grant, bargain, sell, release, convey, assign, transfer and set over unto the said Bank of Greer, Greer, S. C., as Trustee, its successors and assigns forever, all and singular the real estate described as follows:

ALL that certain piece, parcel or tract of land situate, lying and being in Greenville County, S. C., on the northern side of Pelham Road and consisting of 12 acres, as shown on a plat entitled "Property of Metropolitan Baptist Church" prepared by Jones Engineering Service, dated January 12, 1978, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Pelham Road at the intersection of Pelham Road and Boiling Springs Road and running thence N 37-12 W 63.6 feet to an iron pin; continuing with the edge of Boiling Springs Road the following courses and distances: N 27-14 W 106 feet to an iron pin, N 37-26 W 100 feet to an iron pin; N 43-00 W 100 feet to an iron pin, N 54-08 W 100 feet to an iron pin, and N 63-58 W 151 feet to an old iron pin; thence running with the line of property now or formerly belonging to James Ross and Hazel Newbern N 61-16 E 783.8 feet to an old stone; thence running with the line of property now or formerly belonging to Great Western Land Co. S 64-21 E 491.2 feet to an iron pin; thence S 31-29 W 800 feet to an iron pin on the northern right-of-way of Pelham Road; thence with the northern edge of Pelham Road N 70-16 W 300 feet to an old iron pin, the point of beginning.

This being the identical property conveyed to the Mortgagor by deed of Tankersley Real Estate Corp. recorded in the R.M.C. Office for Greenville County, S. C., in Deeds Book 1073, at Page 104, on February 3, 1978.

In trust, nevertheless, for the benefit and security for all holders of bonds, recited, provided for, described and heretofore executed and secured hereby and subject nevertheless to the uses and conditions hereinafter expressed and declared:

(1) None of the bonds issued hereunder shall be obligatory or valid for any purpose, unless signed by the President of the said Mortgagor, and attested to by the Secretary thereof, with the corporate seal thereof.

(2) Until default shall have been made in the payment of the said bonds or some or any of them or default on the part of some other covenants or stipulations on the part of the Mortgagor