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MORTGAGE

THIS MORTGAGE is made this 29th day of December 1978, between the Mortgagor, UNITY BAPTIST CHURCH (herein "Borrower"), and the Mortgagee, UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN, a corporation organized and existing under the laws of the United States of America, whose address is 201 Trade Street, Fountain Inn, S. C. 29644 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of ONE HUNDRED TWENTY-FIVE THOUSAND AND 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 29, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 1994;

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of GREENVILLE, State of South Carolina: ALL that tract or parcel of land lying and being situate in Fairview Township, and State and County aforesaid. Beginning on stone 3X near Neely Ferry Road and thence up road, N.23 E., 811.8 feet to stone on road; thence S.56-3/4 W., 805.2 feet to stone in field; thence S. 47-3/4 E., 462 feet to beginning corner containing 3 and 4/100 acres, more or less, and bounded by lands of O.B. Talley, Margaret Thompson & Wm. Fowler, being the same property conveyed to the Deacons of the Baptist Church by deed of Margaret Thompson, recorded in deed book GGG at page 751 in the RMC Office for Greenville County on February 22, 1901. ALSO: ALL that piece, parcel and lot of land lying and being in Fairview Township, County and State aforesaid, located on the southwest side of Hopewell Road, just west from road leading from Simpsonville, S.C. to Fairview Church; adjoining lands of Unity Church and other lands now or formerly of George L. Putman, containing 2.75 acres, more or less, and being the same tract of land as described in plat made by E.E. Gary, Surveyor, June 24, 1947, as described below: BEGINNING at a point in the center of Hopewell Road, joint corner with Unity Church and running along Unity Church line, S. 56-3/4 W., 495 feet to an Oak tree on the branch; thence with the meanderings of the branch, N. 61 W., 495 feet to a point in said branch to a poplar tree; thence N. 47 1/2 E., 677.82 feet to a point in the center of said Hopewell Rd. (near Walnut Tree); thence along center of said road, S. 19 1/2 E., 149.16 feet to a point in road; thence still along center of road, S. 46-3/4 E., 330 feet to the point of beginning, being the same property conveyed to Unity Baptist Church by deed of Joe T. Barton, recorded in the RMC Office for Greenville County in deed book 862 at page 454 on February 21, 1969. ALSO: All that piece, parcel or tract of land situate, lying and being in the County and State aforesaid, on the Neely Ferry Road and being shown on a Plat of property of Unity Baptist Church by Lewis C. Godsey, Surveyor, October 14, 1960, recorded in plat book UU, page 127 in the RMC Office for Greenville County and containing .24 acres, more or less as shown on said plat and having the following metes and bounds, to-wit: BEGINNING at a point in the center of Neely Ferry Road, joint corner of Unity Baptist Church property and W. L. Barbrey and running thence S. 36-30 W., 221.6 feet to an iron pin on line of Unity Baptist Church property; thence in a northeasterly direction along line of Joe Barton property, N. 31-10 E., 218.4 feet to center of Neely Ferry Road; thence S. 47-58 E., 96.4 feet along the center of said road to the point of beginning; being the same property conveyed to Unity Baptist Church (over) which has the address of Route 2, Fairview Road, Simpsonville, S.C. (Street) (City) 29681 (herein "Property Address"); (State and Zip Code)

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.