

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

FIRST MORTGAGE OF REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS:

That RIVERSIDE BAPTIST CHURCH (of Greer, S.C.), Greer, South Carolina, a religious corporation organized and existing under the laws of the State of South Carolina, and hereinafter referred to as Mortgagor or Issuer, sends Greetings:

WHEREAS, at a duly held special meeting of Congregation of the said Mortgagor on the 2nd day of March, 1977, the said Congregation did approve and adopt a Resolution authorizing a Bond Issue for the purpose of the construction of a new church building including a sanctuary, educational classrooms and multi-purpose facilities, furnishings for said building, paving and landscaping, pay broker-dealer and legal fees, pay for documentary stamps and other relevant expenses; did direct, empower and authorize the Chairman and the Secretary of the Board of Trustees to do any and all acts necessary to give effect to such program, including the execution of a Trust Indenture covering a building bond issue in the total amount of Three Hundred Fifty Thousand and NO/100 (\$350,000.00) Dollars, and securing the repayment of same by an appropriation and irrevocable assignment and pledge of a portion of the revenue of the Issuer and further securing payment by a First Mortgage of Real Estate on the real property hereinafter described.

NOW, THEREFORE, BE IT KNOWN, that in order to carry out the purposes of said Resolution and in order to secure the payment of the bonds of the Mortgagor authorized in and by the said Resolution as hereinabove set forth, and in consideration of the said indebtedness evidenced by said bonds and the further sum of Three and NO/100 (\$3.00) Dollars to it duly paid by Bank of Greer, as Trustee, at and before the sealing and delivery of these presents, the receipt of which is 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, Trustee, its successors and assigns forever, all and

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