

State of South Carolina,
COUNTY OF GREENVILLE

MORTGAGE

To All Whom These Presents May Concern:

David E. Shaw, Chairman, Earl Owens, Grady Copeland, Charles Darby,
John Turner, Rufus Moore, and Lanford Kelley, Trustees and Deacons
of EASTVIEW BAPTIST CHURCH OF PELZER, SOUTH CAROLINA

in the State aforesaid, hereinafter called the Mortgagor, sends greetings.

As used herein the word "Mortgagor" shall mean the maker of this mortgage and shall include one or more persons, partnerships, or corporations as the context may require, and the word "Company" shall mean Southern Mutual Church Insurance Company, Columbia, S. C., its successors and assigns.

WHEREAS, the Mortgagor is well and truly indebted unto Southern Mutual Church Insurance Company, a South Carolina corporation, as evidenced by Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of **Twenty-five Thousand & no/100---** (\$ 25,000.00) Dollars, with interest from date at the rate therein provided, until paid; said principal and interest to be paid in monthly installments and applied as therein provided, which note further provides, among other things, that upon default in payment of any installment for a period of one (1) month, the Company may, at its option, declare the full amount due thereunder immediately due and payable, together with a reasonable sum as an attorney's fee if placed in the hands of an attorney, and this mortgage enforced for payment thereof; and,

WHEREAS, this mortgage is given to secure the principal indebtedness as hereinabove set forth, and any additional sums hereinafter loaned by Southern Mutual Church Insurance Company to Mortgagor, as evidenced by said promissory note and any subsequent notes payable in accordance with the terms and conditions therein set out, including any advances necessary for the protection of the security, costs and attorney's fee, all of which are also secured by this mortgage.

NOW, KNOW ALL MEN BY THESE PRESENTS, That the said Mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to Southern Mutual Church Insurance Company, according to the terms of the said note, and also, in consideration of the further sum of Three (\$3.00) Dollars to the said Mortgagor in hand well and truly paid by Southern Mutual Church Insurance Company, 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 Southern Mutual Church Insurance Company, its successors and assigns:

All that piece, parcel or lot of land in Oaklawn Township, Greenville County, State of South Carolina, on Old Greenville-Pelzer Road, and shown on plat prepared by Carolina Surveying Co., dated July 23, 1976, and recorded in Plat Book 5 V, Page 65, RMC Office for Greenville County, and according to said plat, consisting of two tracts of land, one of which tracts contains 1.76 acres, and the other 0.43 acres, and having the following courses and distances, to-wit:

1.76 acre tract:
BEGINNING at a nail and cap in the center of Old Greenville-Pelzer Road at the corner of a 1.01 acre tract also owned by Eastview Baptist Church, and running thence with the center of said road, N. 0-07 W. 162.8 feet to nail and cap in center of said road; thence S. 85-15 E. 25 feet to iron pin; thence S. 85-15 E. 396.9 feet to iron pin; thence S. 85-15 E. 82.9 feet to iron pin; thence S. 1-07 W. 158.4 feet to iron pin; thence N. 85-15 W. 42.9 feet to iron pin; thence N. 85-15 W. 436.9 feet, more or less, to the point of beginning.

Also: 0.43 acre tract:
BEGINNING at a nail and cap in the center of Old Greenville-Pelzer Road at the joint corner with other property now owned by the Eastview Baptist Church, and running thence with the center of said road, N. 2-29 W. 43.4 feet; thence S. 86-47 E. 162.8 feet to iron pin; thence S. 88-28 E. 140.6 feet to iron pin; thence S. 82-05 E. 66.4 feet to iron pin; thence S. 27-17 E. 61.2 feet to iron pin on line with other property now owned by Eastview Baptist Church; thence with line of Eastview Baptist Church property N. 85-15 W. 396.9 feet to iron pin on edge of Old Greenville-Pelzer Road; thence N. 85-15 W. 25 feet to the point of beginning.

The said 1.76 acre tract was conveyed to the mortgagor herein by deed of The School District of Greenville County on September 26, 1962, deed recorded in Deed Book 709, Page 541, RMC Office for Greenville County.

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