

GREENVILLE CO. S. C.  
FILED  
MAY 13 1977

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*Shirley J. Rowan*  
*12/11/76*

STATE OF SOUTH CAROLINA ) CERTIFICATION AS TO THE VALIDITY OF  
COUNTY OF GREENVILLE ) A PROPOSED MORTGAGE AND SUEORDINATION  
OF INTEREST TO SUCH MORTGAGE

WHEREAS, by deed recorded in Deed Book 383 at Page 247, the undersigned Ira A. Giles, Jr. and Fred H. Carr did convey unto Springdale Baptist Church, now known as Boulevard Baptist Church, a lot of land in said state and county being known and designated as Lot No. 48 on a plat of Super Highway Home Sites recorded in Plat Book P at Page 53; and

WHEREAS, in such deed certain conditions were imposed to the effect that such property would be used for church purposes only and that no building should be erected, placed or altered on such property without the prior approval of the grantors; and, in the event of a violation of such conditions, that the title would revert to the undersigned, their heirs and assigns, forever; and

WHEREAS, such deed further provided that the possibility of reverter owned by the undersigned should not be a deterrent to mortgage financing and the present owner of the property, Boulevard Baptist Church, is now in the process of finalizing a mortgage loan covering this property and other property of the said church through the First Piedmont Federal Savings and Loan Association of Gaffney, South Carolina in the principal amount of Eight Hundred Twenty-five Thousand and no/100ths (\$825,000.00) Dollars with interest at the rate of 9.75 per cent with a twenty year amortization.

WHEREAS, the undersigned desire to cooperate with such Church and Lender in consummating the aforesaid mortgage loan and have agreed to enter into this agreement for the purpose of insuring that such mortgage loan will be a first lien on the subject property free and clear of the aforesaid possibility of only a previous or current violation;

NOW, THEREFORE, in order to induce the First Piedmont Federal Savings and Loan Association of Gaffney to consummate the aforesaid mortgage loan and to insure a valid first mortgage in favor of First Piedmont Federal Savings and Loan Association of Gaffney, the undersigned Ira A. Giles, Jr. and Fred H. Carr do hereby certify and covenant that the improvements located on the subject property are in full compliance with the letter and spirit of the aforesaid deed of conveyance and that no reverter of title has occurred.

With regard to the title of the property, such possibility of reverter shall remain in full force and effect.

IN WITNESS WHEREOF we have hereunto set our hands and seals this 13<sup>th</sup> day of May, 1977.

In the Presence of:

*Rev. Russell Attop*

*Ira A. Giles, Jr.*  
IRA A. GILES, JR.

*Shirley J. Rowan*

*Fred H. Carr*  
FRED H. CARR

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