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The State of South Carolina,

County of Greenville.

To All Whom These Presents May Concern: Harold Smith, Clyde Hensley, Wesley Loggins, Jim Hensley, Roy Hester, Frank Hester, Wade Miller, Connie Norris and Lee Pittman, as Trustees and constituting the Board of Deacons SEND GREETING: of Morgan Memorial Baptist Church of Greenville, S. C.

Whereas, we, the said Trustees of Morgan Memorial Baptist Church of Greenville, S. C., hereinafter called the mortgagor(s) in and by OUR certain promissory note in writing, of even date with these presents, are well and truly indebted to Furman University as Trustee for the Eugene F. Bates Memorial Fund hereinafter called the mortgagee(s), in the full and just sum of Seventy-five Hundred & no/100 - - -

DOLLARS (\$ 7,500.00 ), to be paid as follows: The sum of \$1,200.00 to be paid on the principal on the 28th day of October, 1949 and the sum of \$1,200.00 on the 28th day of October of each year thereafter up to and including the 28th day of October, 1952, and the balance then remaining to be paid on the 28th day of October, 1953,

, with interest thereon from date at the rate of five (5%) percentum per annum, to be computed and paid

quarterly until paid in full; all interest not paid when due to bear interest at the same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, then the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or if, before its maturity it should be deemed by the holder thereof necessary for the protection of his interests to place and the holder should place the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor(s) promise to pay all costs and expenses including 10 per cent. of the indebtedness as attorney's fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, That WE, the said mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee(s) according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to US, the said mortgagor(s), in hand well and truly paid by the said mortgagee(s) at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released and by these Presents do grant, bargain, sell and release unto the said Furman University as Trustee for the Eugene F. Bates Memorial Fund, its Successors and Assigns, forever:

All that lot of land with the buildings and improvements thereon on the East side of the Buncombe Road near the City of Greenville, having according to survey made by Dalton & Neves, Engineers, April 1947 the following metes and bounds, to-wit:

BEGINNING at an iron pin at the Northeast corner of the intersection of Buncombe Road and Morris Street (formerly known as Hammett Street) and running thence along the East side of Buncombe Road, N. 18-04 E. 141 feet to an iron pin at corner of property of The Florence Mills; thence along line of The Florence Mills property, S. 71-30 E. 202.6 feet to an iron pin on the West side of Williams Street; thence with the West side of Williams Street, S. 18-24 W. 139 feet to a stake at the Northwest corner of the intersection of Morris and Williams Streets; thence with the North side of Morris Street, N. 72-05 W. 201.2 feet to the beginning corner.

This is the same property conveyed to the mortgagors by deed of American Spinning Company dated June 1, 1906 recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book SSS, page 364 and by deed of The Florence Mills dated April 25, 1947 recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book 311, page 106. The first deed mentioned above was to Talley Baptist Church but the name of the said Church was subsequently changed to Morgan Memorial Baptist Church of Greenville, S. C., by resolution duly adopted by the membership of said Church.