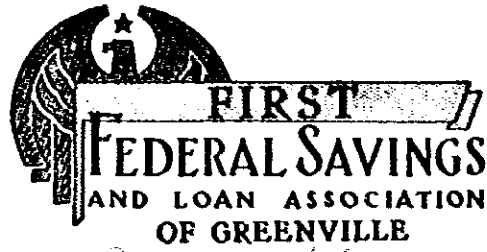


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VOL 1400 PAGE 322



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Emmanuel Temple Pentecostal Church

(hereinafter referred to as Mortgagor) (SEND(S) GREETINGS:

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of

Eighty Thousand and No/100----- (\$80,000.00 )

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note does not contain a provision for escalation of interest rate (paragraphs 9 and 10 of this mortgage provides for an escalation of interest rate under certain conditions), said note to be repaid with interest as the rate or rates therein specified in installments of Eight Hundred

Twelve and 18/100----- 75 812.18 ) Dollars each on the first day of each month hereafter, in advance, until the principal sum with interest has been paid in full, such payments to be applied first to the payment of interest, computed monthly on unpaid principal balances, and then to the payment of principal with the last payment, if not sooner paid, to be due and payable 20 years after date; and

WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall, at the option of the holder thereof, become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collaterals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for proceedings; and

WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for any other purpose;

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing 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 the Mortgagee, its successors and assigns, the following described real estate:

All that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Gantt Township, being known and designated as Lot No. 91 as shown on a plat of Brookwood, being recorded in the R.M.C. Office for Greenville County in Plat Book BB at Page 27; and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Gantt Drive, joint front corner of Lot Nos. 90 and 91, and running thence with the joint line of said lots, S. 87-58 E. 211 feet to an iron pin at the corner of Lot No. 4; thence with the line of said lot, N. 30-22 E. 107 feet to an iron pin at the rear corner of Lot No. 92; thence with the line of said lot, N. 88-00 W. 260.3 feet to an iron pin on the eastern side of Gantt Drive; thence with said drive, S. 3-15 W. 100 feet to the beginning corner.

ALSO: ALL that certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, being a portion of Lot No. 92 on plat of Brookwood, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book BB, at Page 27, more fully described as follows:

BEGINNING at iron pin on Gantt Drive, at corner of lot conveyed to Sallie Campbell; running thence along line of lands of Sallie Campbell, South 3-15 West 100 feet; running thence along line of Lot 91, North 88 West 185.3 feet; thence North 3-15 East 100 feet to point on Gantt Drive; thence with Gantt Drive, South 86-15 East 182.5 feet to the BEGINNING corner.

This being the same property conveyed unto the Mortgagor herein by deed from Emmanuel Temple, The Progressive Church of Jesus, recorded October 17, 1969 in Deed Volume 877, at Page 622, and by deed from Jackson T. Redmon and Roy A. Hannah, recorded November 5, 1969 in Deed Volume 878, at Page 612, in the R.M.C. Office for Greenville County, South Carolina.

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