Attorneys-at-Law P.O. Box 126

MORTGAGE OF REAL ESTATE Greer, S.C. 23657 TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, BOULLVARD BAPTIST CHURCH, by its duly authorized agent (hereirafter referred to as Mortgagor) is well and truly indepted unite Leonard Glay Carter or Charlotte Carter

(hereinatter referred to as Mertgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are encorporated herein by reference, in the sum of as set out in Fromissory Note secured by this Mortgage and in the Schedule of pagments as attached to said note.

WHEREAS, the Mertgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to ar for the Mortgagor's account for fexes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Narigapar, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Martgager, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgager in pand well and truly paid by the Mortgages at and before the sealing and delivery of the presents, the receipt whereat is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Morigages, its successors and as-11973

"ALL that certain piece, parcel or lot of fand, with all improvements thereon, or bereafter constructed thereon, situate, lying and being in the State of South Careline, County of Greenville, Chick Springs Township, near Paris Station, being known and designated as Lot No. 52 on plat of Super Highway Home Sites, prepared by Dalton & Neves, Engineers, May, 1946, and recorded in the R.M.C. Office for Greenville County in Plat Book P at Page 53, Reference is hereby made to said plat for a more complete property descrip tion.

DERIVATION: See deed o Jame A. Neal Cole to Boulevard Baptist Church as recorded May 22, 1973, in Deed Book 975 at Page 131 in the R.M.C. Office for Greenville County, South Carolina.

ALSO, All of those lots of land in the County of Greenville, State of South Carolina, known as lot Nos. 48 and 49 of Super Highway Home Sites or, the northern side of Meridian Avenue as shown on Plat Book P at Page 53 and having such metes and bounds as shown on said plat, which is herein incorporated by reference.

ALSO, All of that adjoining property being a portion of the Robert J. Edwards Froperty conveyed to Jane A. Neal and consisting of Lot Nos. 1,2,5 and 5 as shown on plat of property of Jane A. Neal, prepared by Ethan C. Allen, dated July 26, 1956, and having according to said plat, the following metes and bounds, to-wit: BEGINNING at a point on the northwestern side of Wade Hampton Eoulevard at the joint corner of property of Jane A. Real and Springdale Baptist Church and running thence along the joint line of the property of Springdale Baptist Church, N. 30-35 W. 673.1 feet to a point; theree, S. 89-06 E. 99.7 feet to a point; thence, S. 50-53 E. 139.6 feet to a point; thence, S. 37-49 E. 50 feet to a point; thence, 30-35 E. 360 feet to a point; thence, S. 26-11 W. 130.4 feet to a point on Wade Hampton Boulevard, thence along Wade Hampton Blvd., S. 43 W. 32 feet to the point of beginning of said property being conveyed to Springdale Baptist Church in Deed Book 652 at Page 487. DERIVATION: See deed of Springdale Baptist Church to Boulevard Baptist Church as recorded September 21, 1967, in Deed Book 829 at Page 11 in the R.M.C. Office for Greenville County, South Carolina.

ALSO, All that lot of land in the State of South Carolina, County of Green ville, lying on the northwesterly side of U.S. Highway 29 (Wade Hampton Boulevard) containing 3.50 acres according to a survey for Alvin A. McCall, Jr., prepared by Piedmont Engineers and Architects on March 5, 1973, recorded in Plat Book 4Y at Page 88. Reference is made to said plat for more complete description. LESS, however, a lot of approximately one acre conveyed by Boulevard Baptist Church to Dennon O. Jones, et al. dated April 9, 1976, recorded in Deed Book 1034 at Page 486. DERIVATION: See Deed of Alvin A. McCall, Jr. to Boulevard Baptist Church, as recorded 4-9-73 DB 972 page 190 in R.M.C. Office for Greenville County, S.C.

Together with all and singular rights, members, harditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had thereform, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted therete in any manner; it being the intention of the parties herete that all such fixtures and equipment, other than the usual househeld furniture, be considered a part of the rest estate.

TO HAVE AND TO HOLD, all and singular the said pramises unto the Mortgagee, its hairs, successors and assigns, forever

The Mortgagor covenants institute is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is tawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mertaages forever, from and sgainst the Mortgagor and alt pareans whomscaver fawfully claiming the same or any part thereal.

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