USL—FIRST MORTGAGE ON REAL ESTATE

GREENVILLE CO. S.C.

MORTGAGE

AUG 30 4 49 PM 1963 BOOK 933 PAGE 45

OLLIE FARNSWORTH R.M.C.

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: Buncombe Road Baptist Church,

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

WHEREAS, the Mortgagor is well and truly indebted unto GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, GREER, S. C., (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference in the sum of Seventy-eight Thousand ---------- DOLLARS ($ 78,000.00), with interest thereon from date at the rate of Five & one-half (5½%) per centum per annum, said principal and interest to be repaid as therein stated, and

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

NOW, KNOW ALL MEN, That the Mortgagor, 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 Mortgagee, and also in consideration of the further sum of Three Dollars ($3.00) to the Mortgagor in hand well and truly paid by the Mortgagee 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 the Mortgagee, its successors and assigns:

"All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Paris Mountain Township, lying near the Buncombe Road and eastward therefrom, near the City of Greenville, being shown and designated as Lots Nos. 52, 53, 54, 56, 57, 58, 59, 60, 80 and 81 on a plat of property of the CASA LOMA ESTATES, made by Piedmont Engineering Service, dated October, 1947, and recorded in Plat Book "S", page 65, R.M.C. Office for Greenville County. Reference to said plat and record thereof is expressly made for complete and detailed description of said lots.

The above described lots consist of all that property conveyed to the Buncombe Road Baptist Church, or its Trustees, in the following deeds: Deed from Ira A. Rice, recorded in Deed Book 463, page 465; deed from Henry E. and Lettie Dumpton, recorded in Deed Book 461, page 288; deed from Lula F. Brooks recorded in Deed Book 638, page 199; deed from Perry H. and Geneva Rampey recorded in Deed Book 462, page 27; deed from R.E. Hughes recorded in Deed Book 474, page 252; and deed from W.J. and Lois Whitaker recorded in Deed Book 465, page 55, all of said deeds being filed inthe R.M.C. Office for Greenville County.

This mortgage and note it secures are executed pursuant to authority and directions of the congregation of the Buncombe Road Baptist Church in special conference on August 28, 1963, by unanimous vote of the congregation of said church on motion made and duly seconded.

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