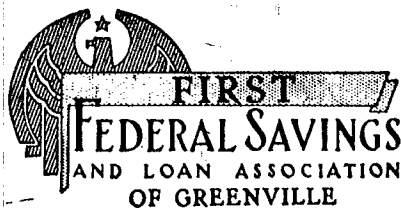


FILED
GREENVILLE CO. S. C.

MAR 13 3 10 PM '71

OLLIE FARNSWORTH
R. M. C.



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

We, Will Lee, Ben Mattison, Tom Anderson, George Washington, Jimmy Wilson, Monroe Clark, Eddie Sligh, John Ferrell, Odell Cohens, Leonard Robinson, Bobby Smith, Dean Edwards, Sr. and Fred Aiken, as Trustees and Deacons of Mountain View Baptist Church, Greenville, S. C., (hereinafter referred to as Mortgagor) SEND(S) GREETINGS: and J. H. Smith, Pastor

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

Forty-Four Thousand and No/100----- (\$44,000.00)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, said note to be repaid with interest at the rate

therein specified in installments of Three Hundred Sixty-Eight and 04/100---- (\$ 368.04)

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 such 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, in the City of Greenville, being known and designated as Lots 8, 10 and 12 of Block B of the Cagle and Mauldin Property as shown on a plat recorded in the R. M. C. Office for Greenville County in Plat Book E at Page 242 and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the southwestern side of Cagle Street at the joint front corner of Lots 6 and 8 of Block B and running thence along the joint line of said lots in a southwesterly direction 150 feet to an iron pin on a 15-foot alley; thence along the northeastern side of said alley, N. 42-57 W. 207.8 feet to an iron pin on the southeastern side of Mauldin Street; thence along the southeastern side of Mauldin Street, N. 66-45 E. 159.4 feet to an iron pin at the intersection of S. 42-57 E. Mauldin Street and Cagle Street; thence along the southwestern side of Cagle Street / 153.4 feet to the beginning corner; being the same conveyed to the Trustees of Mountain View Baptist Church by deeds recorded in Deed Vol. 250 at Page 73, as corrected in Deed Vol. 204 at Page 396, Deed Vol. 170 at Page 169 and Deed Vol. 102 at Page 201.

A more recent plat of the above described property is recorded in the R. M. C. Office for Greenville County in Plat Book EE at Page 179.