BOOK 1206 PAGE 272

FIRST FEDERAL SAVINGS
AND LOAN ASSOCIATION
OF GREENVILLE
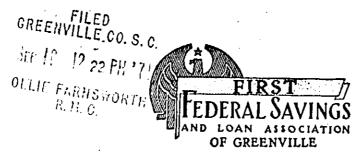
State of South Carolina

COUNTY OF ...GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

EDWARDS ROAD BAPTIST CHURCH, a corporation chartered under the laws of the State of South Carolina, and Jake Matthews, James Burnett and Barney Barnette as Trustees for Edwards Road Baptist 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 NINE HUND- RED FIFTY THOUSAND AND NO/100THS - - - - - - - - - - - - - - ($ 950,000.00) 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 SEVEN THOUSAND THREE HUNDRED THIRTY- TWO AND 35/100THS- - - - - - - - - - ($ 7,332.35) 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 25 years after date and Jan. 1, 1973

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, lying on Edwards Road, Botany Road, and Rollingbridge Road, near the City of Greenville, being Lots Nos. 104, 105, 106 and 107, and Tract A of Sector 1, Botany Woods, as shown on plat recorded in Plat Book QQ at page 78 and Lot No. 213 of Sector V of Botany Woods, recorded in Plat Book YY at pages 6 and 7, together with a strip of land lying south of Lot No. 104 and an un- numbered lot lying between Lots Nos. 107 and 213, and having according to a plat prepared by Piedmont Engineering Service, dated May 1, 1963, entitled "Survey for Edwards Road Baptist Church", the following metes and bounds:

Beginning at an iron pin at the Southwestern corner of Botany Road and Edwards Road and running thence with the Western side of Botany Road S. 30-30 E. 245 feet, S. 29-58 E. 200 feet, S. 19-25 E. 60 feet, S. 14-34 E. 130 feet, and S. 22-31 E. 95 feet to the intersection of Rollingbridge Drive; thence with the curve of the intersection, the chord of which is S. 20-12 W. 36.6 feet to an iron pin on Rollingbridge Drive; thence with the Northern side of Rollingbridge Drive, S. 62-55 W. 49 feet, S. 52-58 W. 102.8 feet, and S. 46-08 W. 130 feet to an iron pin at the corner of Lot No. 212; thence with the line of said lot, N. 45-02 W. 172.4 feet to an iron pin and S. 70-02 W. 82.2 feet to an iron pin at the corner of Lot No. 210; thence with the lines of Lots Nos. 210 and 209, N. 76-14 W. 152 feet to an iron pin; thence continuing with Lot No. 209, N. 44-15 W. 160 feet and S. 2-04 E. 105 feet to an iron pin at the corner of Lot No. 208; thence with the line of Lot No. 208, N. 85-12 W. 150.6 feet to an iron pin at the corner of Lot No. 207; thence with the line of said lot, S. 71-03 W. 62.6 feet to an iron pin; thence N. 15-21 W. 416 feet to an iron pin on the Sou- thern side of Edwards Road at the corner of Lot No. 103; thence with the Sou- thern side of Edwards Road, S. 85-59 E. 85 feet; N. 79-11 E. 85 feet, N. 60-09 E. 100 feet, N. 48-59 E. 100 feet, N. 45-06 E. 130 feet, N. 52-56 E. 85 feet, N. 61-06 E. 100 feet, and N. 69-04 E. 100 feet to an iron pin at the corner of Botany Road; thence with the curve of the intersection, the chord of which is S. 26-40 E. 38.2 feet to the beginning corner.