

Travelers Rest Federal Savings & Loan Association

Travelers Rest, South Carolina

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

SS:

MORTGAGE OF REAL ESTATE
(ESCALATOR CLAUSE)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

LAY CHRISTIAN ASSOCIATION, INC.

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

WHEREAS, the Mortgagor is well and truly indebted unto TRAVELERS REST FEDERAL SAVINGS AND LOAN ASSOCIATION OF Travelers Rest, 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

ONE HUNDRED THIRTY THOUSAND and no/100

DOLLARS (\$ 130,000.00), with interest thereon from date at the rate of per centum per annum, said principal and interest to be paid 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, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable:

December 1, 1992

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 hereby grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

All that piece, parcel, lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Saluda Township, containing approximately 163.89 acres, and being composed originally of two 85-acre tracts and being described as follows:

85 acres, less 5.11 acres, leaving approximately 79.89 acres and being situate on the northern side of S. C. Highway 11, and being bounded on the South by the Rice Corporation on the southern side of the Road, and by a tract conveyed to Hayes on the northern side of the Road; bounded on the East by Max McGee Rice; on the North by the 85 acre tract hereinafter described and by Max M. and Vivien B. Rice; on the West by Max M. and Vivien B. Rice, S. B. Turner, T. Y. Trammell and Max M. and Vivien B. Rice, and being the same 85 acres conveyed to the Mortgagor in Deed Book 745, page 451, less conveyances out in Deed Books 791, page 607; 833, page 543; and 848, page 105.

85 acres adjoining the above tract on the North, and being bounded on the Southeast by Max McGee and the Rice Corporation; on the North by the Rice Corporation and by John C. and Lyda W. Barnes; on the West by Barnes and Max M. and Vivien B. Rice, and being the same tract conveyed to the Mortgagor in Deed Book 745, page 451, described as the first tract in said deed and derived from Deed Book 456, page 85.

This property is shown on County Block Book Sheet 657.2, Block 1, lot 15.1.