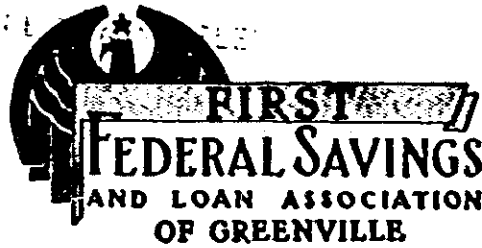


GREENVILLE CO. S.C.

1411 504

Post Office Box 408  
Greenville, S. C.



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

HAMPTON PARK BAPTIST CHURCH OF GREENVILLE, A South Carolina Eleemosynary Corporation (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

FIVE HUNDRED FIFTY THOUSAND AND NO/100 ----- (\$ 550,000.00 )

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note does not contain a provision for escalation of interest rate (paragraphs 9 and 10 of this mortgage provides for an escalation of interest rate under certain

conditions), said note to be repaid with interest as the rate or rates therein specified in installments of Five Thousand, Two Hundred Sixteen and 86/100 ----- (\$ 5,216.86 ) 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 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, being and being in the State of South Carolina, County of Greenville, on the northwestern side of State Park Road (South Carolina Highway No. 253 and sometimes referred to as Paris Mountain Road) in Chick Springs and Paris Mountain Township, having according to a plat of the PROPERTY OF HAMPTON PARK BAPTIST CHURCH made by Jones Engineering Service dated May 11, 1972, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book 6-C at page 68, the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the northwestern side of State Park Road at the corner of property now or formerly owned by Hartness and running thence with the line of said property, N. 61-45 W., 1036.6 feet to an old iron pin in or near Langston Creek; thence crossing said creek and running N. 33-22 E., 564.7 feet to an old stone and iron pin; thence N. 21-16 E., 458.7 feet to an iron pin; thence N. 24-35 E., 78.1 feet to an old stone and iron pin; thence S. 62-50 E., 875 feet to a poin in the center line of Hall Road; thence with said road, and following the center line thereof the following courses and distances: S. 59-45 E., 187 feet to a point, S. 43-14 E., 100 feet to a point, and S. 28-13 E., 130 feet to a point on the edge of the right of way of the State Park Road; thence with the northwestern side of the right of way of State Park Road, and crossing Langston Creek, S. 42-43 W., 239 feet to an iron pin; thence continuing with said side of said road, S. 40-06 W., 100 feet to an iron pin; thence with the line of property now or formerly owned by Eugene E. Stone, III, and following the center line of the abandoned right of way of the Old Paris Mountain Road, now relocated, the following courses and distances: S. 72-15 W., 212 feet to an iron pin, S. 48-47 W., 100 feet to an iron pin, and S. 6-02 W., 285 feet to an iron pin on the northwestern side of State Park Road; thence with the northwestern side of State Park Road, S. 36-19 W., 162 feet to the point of BEGINNING.

The above described property is the same conveyed to Hampton Park Baptist Church of Greenville, a South Carolina Eleemosynary Corporation, by deed of John B. Miller, O.E. Brown, Carroll B. Long, Wayne E. Jewell and William E. Greaves, as Trustees of and for Hampton Park Baptist Church of Greenville, of even date herewith, to be recorded.

Any change orders or deviations from a contract between Brittain Constructors, Inc. and Hampton Park Baptist Church of Greenville dated June 6, 1977, and of any major revisions of the plans and specifications called for in said contract and submitted to

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