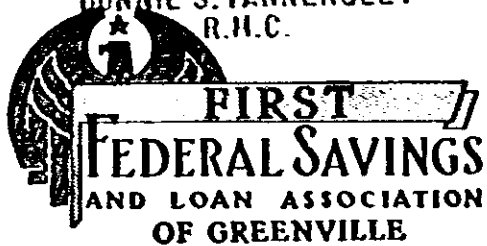


GREENVILLE CO. S. C.

JAN 13 3 57 PM '78

DONNIE S. TANKERSLEY
R.H.C.

BOOK 1357 PAGE 503



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

CAMP MEETING BAPTIST TABERNACLE, INC.

(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

FORTY-FIVE THOUSAND AND 00/100----- (\$45,000.00)

does not contain

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note 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 FOUR HUNDRED FOUR AND 88/100----- 404.88

(\$) 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, lying and being in the State of South Carolina, County of GREENVILLE near the City of Greer, in Chick Springs Township, containing one acre, and being described as follows in accordance with a plat prepared by Carolina Engineering and Surveying Company dated December 1, 1972:

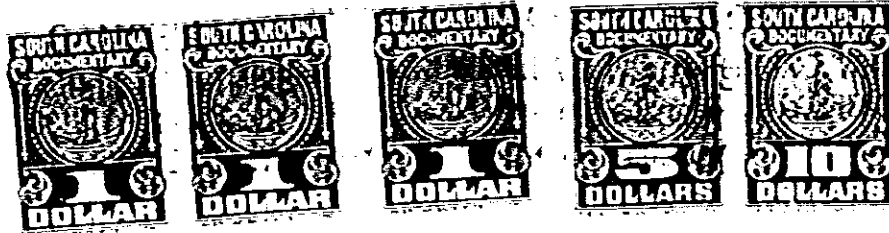
BEGINNING at a nail and cap in the center of Beco Road, said nail and cap being located N. 5-30 E., 85.8 feet from the corner of property of Sira-Pack Radio, Inc. and running thence along the line of a one acre of Camp Meeting Baptist Tabernacle, N. 84-24 W., 521.8 feet to an iron pin; thence N. 7-05 W., 84 feet to an iron pin; thence S. 84-24 E., 540.1 feet to a nail and cap in the center of Beco Road; thence with the center of said road, S. 5-30 W., 82 feet to the point of beginning.

ALSO:

ALL that lot of land containing one acre, more or less, adjoining the first described lot on its northerly side and being described as follows in accordance with plat prepared by Carolina Surveying Company on December 1, 1972:

BEGINNING at a nail in the center of Beco Road, joint front corner with the one acre tract described above and running thence with the line of said tract, N. 84-24 W., 521.8 feet to an iron pin on the line of property of Hood; thence N. 7-05 W., 84 feet to an iron pin; thence with the line of property of Hettie Ellen Wood et al, S. 84-24 W., 540.1 feet to a nail in cap in the center of Beco Road; thence with the center of said road, S. 5-30 W., 82 feet to the point of beginning.

5/8.00



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