

FIRST MORTGAGE ON REAL ESTATE

FILED BOOK 1086 PAGE 113  
GREENVILLE CO. S. C.

**MORTGAGE**

MAR 8 10 40 AM 1988

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

GRACE COVENANT PRESBYTERIAN CHURCH, INC.,  
(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto LAURENS FEDERAL SAVINGS AND LOAN ASSOCIATION, LAURENS, 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 EIGHTY-NINE THOUSAND and NO/100----- DOLLARS (\$ 89,000.00 ), with interest thereon from date at the rate of Six and one-fourth-- (6 1/4 %) per centum per annum, said principal and interest to be repaid as therein stated, except that the final payment of principal and interest shall be due on May 1, 1993, 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;

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 furthersums 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 grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, situate on the western side of U. S. Highway 276 about one mile north of the Town of Mauldin, being a portion of Tract #4 as shown on plat of Property of T. M. Hunt Estate prepared by W. J. Riddle, dated December, 1951, and recorded in the RMC Office for Greenville County in Plat Book BB at Page 13, and having, according to said plat and survey by C. O. Riddle, dated April 17, 1962, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of U. S. Highway 276 at the joint front corners of Tracts Nos. 3 and 4 and running thence S. 42-45 W. 1,232.9 feet to an iron pin in line of Lot 5; thence N. 18-05 W. 151.6 feet to an iron pin; thence N. 43-27 E. 570.4 feet to an iron pin; thence N. 18-02 W. 331.6 feet to a point in Knollwood Drive; thence along Knollwood Drive, N. 42-30 E. 246.2 feet to an iron pin; thence S. 46-49 E. 110 feet to an iron pin; thence N. 42-56 E. 351.8 feet to an iron pin on the western side of U. S. Highway 276; thence with the western side of U. S. Highway 276, S. 18-05 E. 349.4 feet to the beginning corner.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.