

7-11-99. O. G.
MAY 7 3 22 PM '76
DONVIE S. TANNERSLEY
P.M.C.

BOOK 1367 PAGE 5

MORTGAGE

THIS MORTGAGE is made this 6th. day of May 1976
between the Mortgagor, Shady Grove Baptist Church

(herein "Borrower"),
and the Mortgagee, Home Savings and Loan Association of the Piedmont, a corporation organized and
existing under the laws of South Carolina, whose address is 208 East First Avenue, Easley, South
Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Six Thousand and 00/100's
(\$36,000.00) Dollars, which indebtedness is evidenced by Borrower's note
dated _____ therein "Note", providing for monthly installments of principal and interest,
with the balance of the indebtedness, if not sooner paid, due and payable on 15 years from date

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the
payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this
Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment
of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein
"Future Advances"). Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and
assigns the following described property located in the County of Greenville
State of South Carolina:

"ALL that certain piece, parcel or tract of land situate, lying and being in the
State of South Carolina, County of Greenville, on waters of Grove Creek and joining
lands of W. R. Sullivan and J. P. Arnold and containing two (2) acres, more or less,
and has the following marks, bearings, etc., to-wit: BEGINNING on a stake, 3ym,
thence South 23 West 5.33 to a stake on road, 3ym; thence North 40 1/2 West 9.45
to post oak, 3ym; thence South 75 1/2 East 8.35 to the BEGINNING; being the same
land conveyed to George Arnold, et al, Trustees and Deacons of New Shady Grove
Church by J. E. Arnold by deed dated November 29, 1886, recorded in Volume TT, at
page 350 in the office of the Register of Mesne Conveyance for Greenville County,
South Carolina."

ALSO: "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, in Oaklawn Township, more particularly described as
follows, to-wit: BEGINNING at iron pin in road (corner of said Church land) and
running thence North 29 East 6.55 chains to stone; thence South 75 East 0.84 to
stake, 3x; thence South 29 West 7.15 to pin in road; thence North 31-25 West 0.96
to the BEGINNING corner and containing Fifty four one hundredths (0.54) of an acre,
more or less, and lying by lands of I. P. Jordan and said Shady Grove Church lot;
being the same land conveyed to Deacons of Shady Grove Church by I. P. Jordan by
deed dated May 25, 1920, recorded in Volume 49 at page 500 in the office of the Register
of Mesne Conveyance for Greenville County, South Carolina."

ALSO: "ALL that certain piece, parcel or tract of land, with all improvements there-
on, or hereafter constructed thereon, situate, lying and being in the State of South
Carolina, County of Greenville, in Oaklawn Township, and according to survey made by
J. Mac Richardson, on November 29, 1949, is described as follows: BEGINNING at a
stake in a County Road at corner of other property of Shady Grove Church and running
thence with the line of said Church property North 73-30 West 376.9 feet to a stake,
corner of other property of grantor; thence with line of said property North 16-00
East 115.5 feet to a stake at corner of other property of grantor; thence continuing
with line of said property, South 73-30 East 376.9 feet to an iron pin in the center
of said County road; thence with said road, South 16-00 West 115.5 feet to the
BEGINNING corner. This tract of land contains One (1) acre, more or less; being
which has the address of _____ (CONTINUED ON ATTACHED RIDER)

_____ (herein "Property Address"):
(State and Zip Code)

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improve-
ments now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral,
oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the
property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the
property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this
Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage,
grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend
generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions
listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

5
0
0
0
4328 RV-23