

JUN 14 11 20 AM '76

BOOK 1370 PAGE 159

DONNIE S. TANKERSLEY
R.H.C.
MORTGAGE

Mail to:
Family Federal Savings & Loan Assn.
Drawer L
Greer, S.C. 29651

11th June

THIS MORTGAGE is made this day of
19⁷⁶ between the Mortgagor, Colonial Hills Baptist Church, Inc.
..... (herein "Borrower"), and the Mortgagee, Family Federal
Savings & Loan Association a corporation organized and existing
under the laws of the United States of America whose address is, #3 Edwards Bldg.,
600 N. Main St., Greer, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eighty thousand & no/100-----
..... Dollars, which indebtedness is evidenced by Borrower's note
dated June 11, 1976 (herein "Note"), providing for monthly installments of principal and interest,
with the balance of the indebtedness, if not sooner paid, due and payable on First, July, 1991
.....;

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 piece, parcel or lot of land, with all improvements thereon, and being
part of the land shown on a survey for Colonial Hills Baptist Church, prepared
by Piedmont Engineers and Architects, July 28, 1964 and having the following
metes and bounds, to-wit:

BEGINNING at a point on the south side of Pryor Road, being joint front corners
of the property owned by Colonial Hills Baptist Church and Lot 64 and running
thence S. 40-42 E. 170.2 feet; thence, S. 46-47 W. 475.8 feet to a point on
Taylors Road; thence, N. 32-17 W. 198.8 feet; thence, N. 50-12 E. 422.5 feet to
the beginning and containing 1.93 acres, more or less.



which has the address of East Lee Road and Taylors Road Taylors
S. C. 29687
..... (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 seised 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.

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