

JUN 22 10 42 AM '76

DONNIE S. TANKERSLEY
R.M.C. MORTGAGE

BOOK 1370 PAGE 914

THIS MORTGAGE is made this 14th day of June, 1976, between the Mortgagor, Wesley Chapel United Methodist Church (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of --TEN THOUSAND AND NO/100 (\$10,000.00)-- Dollars, which indebtedness is evidenced by Borrower's note dated June 14, 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 December 1, 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: Butler Township, on the Batesville Road, near Pelham, containing 2 acres, more or less, and having the following courses and distances:

BEGINNING at a point in the center of the Batesville Road, formerly called the Augusta Road, and running thence down the said road 3.95 chains to a stone; thence S. 77 E. 5.85 chains to a stone; thence N. 49 E. 2.78 chains to a stone on the old Hutchings line; thence along said line N. 63 1/2 W. 6.60 chains to the beginning corner.

This being the same property conveyed to mortgagor in Deed Book PP, page 74, R.M.C. Office for Greenville County.

ALSO: All that certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, in Butler Township, near Batesville Road (formerly Augusta Road), being a small triangular strip adjacent to the southeastern corner of tract presently owned by Wesley Chapel United Methodist Church. Reference is hereby made to a plat recorded in the R.M.C. Office for Greenville County in Plat Book PP at page 74. The property is more fully described as follows:

BEGINNING at a point on the northern line of Lot No. 4 of the John Ward Estate property (Plat Book WW, page 135), at the southeast corner of Wesley Chapel United Methodist Church property, and running thence with the line of Lot No. 4, S. 77-00 E. 35 feet to a point, new corner; thence as a new line northeast approximately 60 feet to a point on the original property line of grantee; thence therewith S. 49-00 W. approximately 75 feet to the point of beginning.

This being the same property conveyed to mortgagor by deed of O. M. Christopher to be recorded herewith.



which has the address of Route 5, Greer, (Street) (City)
South Carolina 29651 (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 improvements 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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