

NOV 8 4 17 PM '76

DONNE S. TANREASLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 8th day of November, 19 76, between the Mortgagor, SOUTHSIDE ASSEMBLY OF GOD CHURCH, INC.

(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 TWO HUNDRED EIGHTY-FIVE THOUSAND AND NO/100 (\$285,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 8, 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 25 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, in Gantt Township, containing 18.8 acres, more or less, and being more particularly described according to a plat prepared by Terry T. Dill, dated March 26, 1974, and is more particularly described as follows, to-wit:

BEGINNING at an iron pin on the northern corner of the herein described tract; running thence South 27-23 East 606 feet to an iron pin and stone; running thence South 05-56 East 1,165 feet to an iron pin on the bank of the Saluda River; thence running along the Saluda River North 79-19 West 87 feet to a point on the bank of said river; thence running North 37-35 West 1,605 feet to an iron pin on South Carolina Highway 81; thence running along said Highway North 58-30 East 780 feet to the point of BEGINNING.

This is the identical tract of land conveyed the Southside Assembly of God Church by James F. Zupan by deed dated May 20, 1975, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1019, at Page 157.

ALSO: ALL that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, known as Lot No. 6 on the plat of the property of H. B. Bates, said plat made by R. E. Dalton, and recorded in Plat Book "F", at Page 32; this being the identical lot of land conveyed Honour Assembly of God Tabernacle by J. A. Lumsford and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 242, at Page 250.

(Continued on Schedule A, Southside Assembly of God Church, Inc.)

HOME SAVINGS AND LOAN ASSOCIATION
Post Office Drawer 72
Easley, South Carolina 29640 10 HONOUR STREET, GREENVILLE, SOUTH CAROLINA
which has the address of (Street) (City)
29611 (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.

0298718C
400M

4450

4328 RV-2