

GREENVILLE CO. S. C.

DEC 20 4 45 PM '76

DONNIE S. TANKERSLEY
R.H.D.

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MORTGAGE

THIS MORTGAGE is made this 20th day of December 19 76., between the Mortgagor, The Everlasting Gospel Tabernacle, a South Carolina Eleemosynary Corporation (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association a corporation organized and existing under the laws of United States of America whose address is 1500 Hampton Street Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Ten Thousand and No/100ths Dollars, which indebtedness is evidenced by Borrower's note dated December 20, 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 January 1, 1987

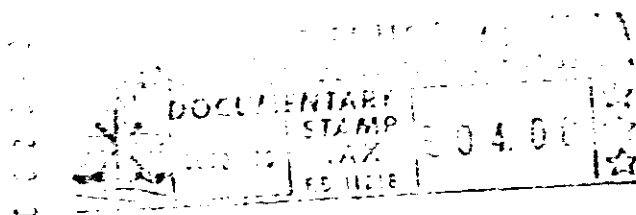
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 lot of land, situate, lying and being in the County of Greenville, State of South Carolina consisting of 1.26 acres and being shown and designated on a survey entitled "Crestone School Property of School District of Greenville County" by W. R. Williams, Jr., Engr/Surveyor, dated November 27, 1974 and having according to said plat the following metes and bounds to-wit:

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BEGINNING at an iron pin at the Eastern corner of the intersection of Wilburn Street with Valley Street and running thence with the Southeastern side of Valley Street, N. 43-30 E. 300 feet to an iron pin at the Southern corner of the intersection of Valley Street with King Street (now Crestone Drive); thence S. 46-31 E. with the Southwestern side of said King Street (now Crestone Drive), S. 46-31 E. 182.4 feet to an old iron pin; thence S. 43-16 150.1 feet to an old iron pin; thence S. 43-30 W. 149.8 feet to an old iron pin on the Northeastern side of Wilburn Street; thence with the Northeastern side of said street, N. 46-34 W. 183 feet to an iron pin, the point of beginning, and being the same property conveyed to the mortgagor herein by deed of the School District of Greenville County to be recorded herewith in the RMC Office of Greenville County, South Carolina.

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which has the address of 25 Crestone Drive, Greenville S. C. 29611 (herein "Property Address");

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all 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 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.

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