

MORTGAGE

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BOYNE S. TANSERLEY

THIS MORTGAGE is made this 18 day of May 1977, between the Mortgagors Sylvester Golden, William Gamble, Cleven Golden & Elbert Golden, as Deacons of Piedmont Manor Baptist Church (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 Eight Thousand Seven Hundred and no/100 (\$8,700.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 1992

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 on the northwestern side of a new street (Sherman Lane) leading off from the Old Augusta Road and being known as a portion of Tract No. 4 shown on a plat of the Estate of Ella Easley, prepared by R. E. Dalton, dated February 1923, and being more fully described as follows:

BEGINNING at an iron pin on the northern side of Sherman Lane at a point 255 feet in a southwesterly direction from the Old Augusta Road at the joint corner of property formerly owned by Frank L. Dye and the property herein conveyed and running thence along the property formerly owned by Dye N. 6-10 W. 85 feet, more or less, to a point in the line of property now or formerly of John Dreher and running thence with the line of Dreher, S. 54-45 W. 20 feet to a point and running thence in a southerly direction 80 feet more or less to the beginning corner.

ALSO: That certain piece, parcel or lot of land adjacent to the above beginning at a stake, said stake being 130 feet in a southwesterly direction from Old Augusta Road and running thence with the property now or formerly of Otis Davis in a northerly direction 80 feet, more or less, to a point in the line of property now or formerly of John Dreher which point is 150 feet in a southwesterly direction from Old Augusta Road; thence running S. 54-45 W. 105 feet to the corner of the property described above; thence with said property 80 feet, more or less, in a southerly direction to a point on the northern side of Sherman Lane; thence with the northern side of Sherman Lane, N. 54-35 E. 125 feet to the beginning corner.

This being the same property conveyed to the mortgagors by deed of South Carolina Federal Savings & Loan Association, recorded in the Greenville County R.M.C. Office on the same date as the deed of this mortgage.

The mortgagors herein as deacons of Piedmont Manor Baptist Church have executed and delivered this mortgage in their capacity as trustees for the said Piedmont Manor Baptist Church, an unincorporated religious association.

which has the address of 8 Sherman Lane Greenville, South Carolina 29605 (herein "Property Address");

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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