

State of South Carolina

CATHERWOOD, WALKER, TUDD & MARR

1417 670

Mortgage of Real Estate

County of

Greenville

THIS MORTGAGE made this 30th day of November 19 77

by Laurel Creek United Methodist Church

(hereinafter referred to as "Mortgagor") and given to Bankers Trust of South Carolina

(hereinafter referred to as "Mortgagee"), whose address is Post Office Box 608, Greenville,

South Carolina 29602

WITNESSETH

THAT WHEREAS, Laurel Creek United Methodist Church is indebted to Mortgagee in the maximum principal sum of Ten Thousand Four and 04/100 Dollars (\$ 10,004.04 ), which indebtedness is evidenced by the Note of Laurel Creek United Methodist Church of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is ten (10) years after the date hereof, the terms of said Note and any agreement modifying it are incorporated herein by reference

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-50 as amended, Code of Laws of South Carolina (1976) (i) all future advances and readvances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all renewals and extensions thereof, and (ii) all other indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether direct or indirect, the maximum amount of all indebtedness outstanding at any one time secured hereby not to exceed \$ 10,004.04 plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorneys fees, has granted, bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property:

ALL that piece, parcel and lot of land, lying and being in the County of Greenville, State of South Carolina, being known and designated as property of Laurel Creek Methodist Church as shown on a plat prepared by Dalton & Neves Co., Engineers, dated August, 1977, and recorded in the R.M.C. Office for Greenville County, in Plat Book 6-J, at Page 16, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an old iron pin, which iron pin is located 140.2 feet from the south side of Laurens Road - U.S. Highway 276, and thence from said iron pin S. 76-48 E. 93.9 feet to an iron pin; thence S. 30-53 W. 309 feet along the border of property now or formerly owned by John D. Hollingsworth to an iron pin; thence S. 87-54 W. 303.5 feet continuing along the border of property now or formerly owned by John D. Hollingsworth to an iron pin; thence N. 22-21 W. 171.8 feet along the border of property now or formerly owned by James C. and John Snellgrove to an iron pin; thence N. 32-52 E. 249.9 feet along the border of property now or formerly owned by James C. and John Snellgrove to an iron pin; and thence S. 76-42 E. 308.4 feet to an iron pin, the point of beginning.

This being a portion of the property conveyed to the mortgagor by deed of Samuel Vaughan, Sr., dated November 10, 1893 and recorded in the R.M.C. Office of Greenville County in Deed Book C, Page 80 on December 4, 1893. This is the same property conveyed to the mortgagor by Quit-Claim deeds of John D. Hollingsworth, James C. Snellgrove, John Snellgrove and James Erby, said deeds being recorded in the R.M.C. Office of Greenville County in Deed Book 1069, at Pages 281, 278, 279 and 280, respectively, on November 29, 1977.

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TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto, all improvements now or hereafter situated thereon, and all fixtures now or hereafter attached thereto all of the same being deemed part of the Property and included in any reference thereto).

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