

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

MORTGAGEE: First Union Mortgage Corporation

MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 23rd day of December, 19 77,  
among Rockvale Baptist Church (hereinafter referred to as Mortgagor) and FIRST  
UNION MORTGAGE CORPORATION, a North Carolina Corporation (hereinafter referred to as Mortgagee):

WITNESSETH THAT, WHEREAS, Mortgagor is indebted to Mortgagee for money loaned for which  
Mortgagor has executed and delivered to Mortgagee a Note of even date herewith in the principal sum of  
Thirteen Thousand and No/100----- (\$ 13,000.00), the final payment of which  
is due on January 15 19 88, together with interest thereon as  
provided in said Note, the complete provisions whereof are incorporated herein by reference;

AND WHEREAS, to induce the making of said loan, Mortgagor has agreed to secure said debt and interest  
thereon (together with any future advances) and to secure the performance of the undertakings prescribed in the  
Note and this Mortgage by the conveyance of the premises hereinafter described:

NOW, THEREFORE, in consideration of the aforesaid loan and the sum of Three Dollars (\$3.00) cash in  
hand paid to Mortgagor, the receipt of which is hereby acknowledged, Mortgagor hereby grants, sells, conveys,  
assigns and releases to Mortgagee, its successors and assigns, the following described premises located in  
Greenville County, South Carolina:

All that piece, parcel or lot of land with all improvements thereon situate, lying and  
being in the State of South Carolina, County of Greenville, on the western side of Old  
Grove Road in Gantt Township, being a portion of property of R. C. Sutherland on a plat  
made by Campbell & Clarkson, Surveyors, dated May 21, 1971 and recorded in the RMC Office  
for Greenville County, South Carolina, in Plat Book 4-J, Page 49, and having according  
to a revision thereof made by Campbell & Clarkson, Surveyors, dated June 24, 1971, the  
following metes and bounds, to-wit:

Beginning at an iron pin on the western side of Old Grove Road at the corner of property  
now or formerly owned by Raines and running thence along the line of said property  
N. 85-49 W. 393.4 feet to an iron pin; thence continuing along said line, S. 51-30 W.  
241.5 feet to an iron pin on Kenmore Terrace; thence along the line of Kenmore Terrace,  
N. 0-50 E. 833.6 feet to an iron pin; thence along the line of Lot No. 21 as shown on  
a plat recorded in Plat Book 4-N, Page 21, N. 40-06 W. 231 feet to an iron pin on Citadel  
Street; thence along the eastern side of Citadel Street, N. 0-50 E. 45.8 feet to an iron  
pin on the line of the Granger property; thence along the line of Granger property and  
Morgan property S. 40-07 E. 1,074.5 feet to an iron pin on the western side of Old Grove  
Road; thence along the western side of Old Grove Road, S. 13-04 E. 114.8 feet to an iron  
pin, the beginning corner.

This is the same property conveyed to John J. Dalton and Ray T. Dempsey as Trustees  
of Rockvale Baptist Church by deed of Lindsey of S. C., Inc. (formerly Lindsey Builders)  
recorded in the RMC Office for Greenville County, South Carolina in Deed Book 990, at  
Page 164 on December 7, 1973.

This mortgage is junior in lien to that certain mortgage in favor of Family Federal Savings  
and Loan Association in the principal amount of \$50,000.00, dated May 12, 1977, recorded in  
Mortgage Book 1317, Page 447, on the 13th day of May, 1977.

Together with all and singular the rights, members, hereditaments and appurtenances to said premises  
belonging or in anywise incident or appertaining. Including but not limited to all buildings, improvements,  
fixtures, or appurtenances now or hereafter erected thereon, including all apparatus, equipment, fixtures, or  
articles, whether in single units or centrally controlled, used to supply heat, gas, air conditioning, water, light,  
power, refrigeration, ventilation or other services, and also together with any screens, window shades, storm  
doors and windows, screen doors, awnings, stoves and water heaters (all of which are declared to be a part of  
said real estate whether physically attached thereto or not).

TO HAVE AND TO HOLD the same with all privileges and appurtenances thereunto belonging to Mortgagee,  
its successors and assigns, forever, for the purposes hereinafter set out and Mortgagor covenants with Mortgagee,  
its successors and assigns, that Mortgagor is seized of, and has the right to convey, the premises in fee simple;  
that the premises are free and clear of all encumbrances except for a prior Mortgage, if any; and that Mortgagor  
will warrant and defend title to the premises against the lawful claims of all persons whomsoever.

MORTGAGOR COVENANTS with Mortgagee, its heirs, successors and assigns as follows:

1. NOTE PAYMENTS. Mortgagor shall make timely payments of principal and interest on the above  
mentioned Note in the amounts, in the manner and at the place set forth therein. This Mortgage secures payment  
of said Note according to its terms, which are incorporated herein by reference.

2. TAXES. Mortgagor shall pay all taxes, charges and assessments which may become a lien upon the  
premises hereby conveyed before any penalty or interest accrues thereon and shall promptly deliver to  
Mortgagee (at its request) official receipts evidencing payment thereof. In the event of the passage after the date  
of this Mortgage of any law imposing a federal, state or local tax upon Mortgage or debts secured thereby, the  
whole principal sum (together with interest) secured by this Mortgage shall, at the option of Mortgagee, its  
successors and assigns, without notice become immediately due and payable.

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