

MORTGAGE

THIS MORTGAGE is made this 6th day of March, 1978, between the Mortgagor, Church of the Brethren of Travelers Rest, S. C. (*See below) (herein "Borrower"), and the Mortgagee, **POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest**, a corporation organized and existing under the laws of the United States, whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Nine Thousand and No/100ths (\$9,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 6, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 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:

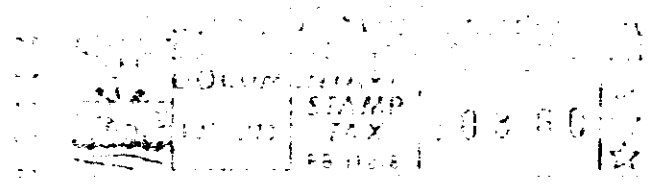
All that piece, parcel or lot of land in the County of Greenville, State of South Carolina, containing 6.0 acres, as shown on plat of property of Church of the Brethren of Travelers Rest, S. C., by C. O. Riddle, Reg. L.S., dated February 14, 1978 and recorded in the RMC Office for Greenville County in Plat Book 6-N, Page 65, and having metes and bounds as shown thereon.

This is the same property conveyed to the mortgagor herein by deed of Marvin Daniel Hudson, dated March 6, 1978 and to be recorded in the RMC Office for Greenville County on March 6, 1978.

ALSO, all that tract of land in the County of Greenville, State of South Carolina, containing 0.52 acres, as shown on the above described plat, and having metes and bounds as shown on that plat. This property was conveyed to the mortgagor herein by deed of William B. Stone to Church of the Brethren, dated March 21, 1966 and recorded March 23, 1966 in Deed Book 794, Page 372; by deed of T. H. Peterson to the Brothers Church of Travelers Rest, S. C. dated June 22, 1943 and recorded August 4, 1959 in Deed Book 631, Page 173; and by deed of W. B. Stone to the Trustees of the Church of the Brethren, of Travelers Rest, dated September 11, 1973 and recorded on February 12, 1974 in Deed Book 993, Page 695.

(*) The mortgagor herein is the same entity variously described on these deeds as Church of the Brethren; the Brothers Church of Travelers Rest, S. C.; and the Trustees of the Church of the Brethren, of Travelers Rest.

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which has the address of Route 4, Keeler Bridge Road, Travelers Rest, S. C. 29690 (herein "Property Address");
(Street) (City) (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.

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