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MORTGAGE

DORINE S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 15th day of September 1978, between the Mortgagor, New Pilgrim Baptist Church (herein "Borrower"), and the Mortgagee, UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN, a corporation organized and existing under the laws of the United States of America, whose address is 201 Trade Street, Fountain Inn, S. C. 29644 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-four Thousand Four Hundred and No/100 (\$24,400.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 15, 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 September 1, 1993.

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: Clear Spring Road, near the Town of Simpsonville, Austin Township, containing two (2) acres, more or less, and having the following metes and bounds, to-wit:

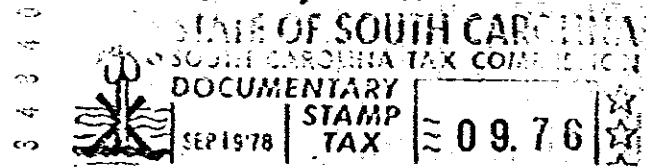
BEGINNING at a stone on said road, and running thence N. 53-3/4 E., 330 feet to a stone; thence N. 37-1/2 W., 264 feet to a stone; thence S. 53-1/2 W., 330 feet to a stone; thence S. 73-1/2 E., 264 feet to a stone at the POINT OF BEGINNING.

This being the identical property conveyed unto New Pilgrim Baptist Church, the Mortgagor herein, by deed of Alexander Abercrombie, as recorded in Deed Book BBB, at Page 541, on November 30, 1895, in the Office of the R. M. C. for Greenville County, South Carolina.

ALSO: ALL that certain piece, parcel or lot of land, lying, being, and situate in Fairview Township, County of Greenville, State of South Carolina, and shown on a plat of property of L. A. Perry, by C. O. Riddle, R. L. S., dated March 18, 1968, revised May 18, 1970, as one (1) acre tract for New Pilgrim Church, having the following metes and bounds, to-wit:

BEGINNING at a point N. 54-06 W., 329.6 feet from a spike in the center of Scuffle Town Road; thence N. 36-15 W., 208.3 feet to an iron pin; thence N. 53-45 E., 209.5 feet to an iron pin; thence S. 36-15 E., 209.5 feet to a stone; thence S. 54-06 W., 209.5 feet to the POINT OF BEGINNING.

This being the identical property conveyed unto New Pilgrim Baptist Church, the Mortgagor herein, by deed of L. A. Perry, as recorded in Deed Book 893, at Page 267, on July 1, 1970, in the Office of the R. M. C. for Greenville County, South Carolina.



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which has the address of Clear Springs Road, Simpsonville, South Carolina 29681 (Street) (City) (State and Zip Code) (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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