

GREENVILLE
CO. S. C.
SEP 26 PM '79

MORTGAGE

BOOK 1481 PAGE 460

THIS MORTGAGE is made this 18 day of September 1979, between the Mortgagor, Piedmont Manor 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 Forty Four Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 18, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 1999;

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: located on the southerly side of Sherman Lane and being the most easterly lot shown on plat entitled "Property of Otis Davis", recorded in Plat Book SSS, Page 39, and having according to said plat, the following metes and bounds, to-wit:

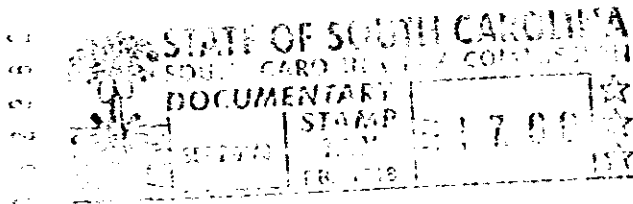
BEGINNING at an iron pin on the southerly side of Sherman Lane, joint corner with property of Lillian E. Adams, and running thence along the line of said Adams property S. 28-09 E., 234.5 feet to an iron pin; thence N. 68-05 E., 65 feet to an iron pin; thence N. 17-12 W., 67.2 feet to an iron pin; thence N. 26-02 W., 186.8 feet to an iron pin on the southerly edge of Sherman Lane; thence along the southerly edge of said Sherman Lane, S. 54-22 W., 85 feet to the point of beginning.

This is the identical property conveyed to the mortgagor by deed of Charles W. Bennett recorded in Deed Book 895, Page 61.

ALSO

ALL those certain parcels or lots of land situate, lying and being in the State of South Carolina, County of Greenville, in Gantt Township, on the southeastern side of Sherman Lane, consisting of two lots as shown on a plat of the property of Lillian E. Adams according to a plat of the property prepared by Carolina Engineering & Surveying Company, dated November 20, 1967 and recorded in the RMC Office for Greenville County in Plat Book SSS, Page 39, and having such metes and bounds as shown thereon.

This is the identical property conveyed to the mortgagor by deed of Bilmar Investments, Inc. to be recorded on even date herewith.



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200 Sherman Lane
which has the address of 25 Sherman Lane Greenville, South Carolina 29605 (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 seized 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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