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DONNIE TANKERSLEY
R.M.C.

200.1490-761

MORTGAGE

THIS MORTGAGE is made this 7th day of December, 1979, between the Mortgagor, Washington Baptist Church, Inc. and Washington Baptist Church (herein "Borrower"), and the Mortgagee, Home Savings and Loan Association of the Piedmont, a corporation organized and existing under the laws of South Carolina, whose address is 208 East First Avenue, Easley, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Four Hundred Fifty Thousand and No/100. (\$450,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 7, 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 December 1, 2005

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:

Tract 1:

ALL that certain piece, parcel, or tract of land, situate, lying and being in the County of Greenville, State of South Carolina and according to a survey prepared of said property by Enwright Associates, Inc., August 29, 1978, having the following courses and distances, to-wit:

BEGINNING at a point in or near the center of S.C. Highway No. 14, joint corner with property now or formerly belonging to Dean Campbell and Robert L. Morrison and running thence with the common line with said owners, N. 57-20-40 E. 523.41 feet to an old iron pin; thence, running with the common line of property now or formerly belonging to James M. Bomar, S. 32-39-25 E. 395.36 feet to an old iron pin; thence continuing with the common line with the said James M. Bomar, S. 34-25-06 W. 255.89 feet to an old iron pin; thence, continuing with the common line with the said James M. Bomar, S. 38-18-40 E. 52.44 feet to a point; thence, S. 54-20-25 W. 285.62 feet to a point in or near the center of S.C. Highway No. 14; thence running with said Road, N. 35-13-14 W. 12.59 feet to a point in or near the center of said Road; thence continuing with said Road, N. 34-26-30 W. 96.05 feet to a point in or near the center of said Road; thence continuing with said Road, N. 33-41-32 W. 108.69 feet to a point in or near the center of said Road; thence continuing with said Road, N. 33-06-04 W. 116.17 feet to a point in or near the center of said Road; thence, N. 32-58-01 W. 228.74 feet to a point in or near the center of said Road, the point of Beginning.

Tract 2:

ALL that certain piece, parcel, or tract of land, situate, lying and being in the County of Greenville, State of South Carolina and according to a survey prepared of said property by Enwright Associates, Inc., August 29, 1978, having the following courses and distances, to-wit:

BEGINNING at a point in or near the center of S.C. Highway No. 14, property now or formerly belonging to Elaine S. Green and running thence with said Road, N. 38-52-57 W. 157.73 feet to a point in or near the center of S.C. Highway No. 14; thence running with a line through Bomar Road, N. 45-37-42 E. 233.33 feet to a point in or near the center of Bomar Road; thence, S. 37-47-40 E. 26.9 feet to an old iron pin on the edge of said Road; thence running with the edge of said Road, N. 42-26-26 E. 95.07 feet to

(Continued on attached sheet)
which has the address of Route 2, Greer
[Street] [City]

South Carolina 29651 (herein "Property Address");
[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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