

Mortgagee's Address: P. O. Box 455, Travelers Rest, S. C. 29690

LEATHERWOOD, WALKER, TODD & MA

FILED  
GREENVILLE, S. C.

# MORTGAGE

BOOK 1497 PAGE 296

MAR 6 2 59 PM '80

DONNIE WALKERSLEY

THIS MORTGAGE is made this 29th day of February, 1980, between the Mortgagor, The Deacons of Athens Baptist Church, Travelers Rest, South Carolina (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of South Carolina, 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 Thirty-three Thousand Seven Hundred and No/100 (\$33,700.00) Dollars, which indebtedness is evidenced by Borrower's note dated February, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2010

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 certain piece, parcel or lot of land located in the County of Greenville, State of South Carolina, lying and being on the southwest intersection of Williams Street and West Road and having, according to a plat by Freeland & Associates, entitled "Property of Athens Baptist Church", said plat being dated February 25, 1980, the following metes and bounds, to-wit:

BEGINNING at a point at the southwest intersection of Williams Street and West Road and running thence with Williams Street S. 22-52 E. 471.92 feet to a point; thence S. 66-45 W. 279.18 feet to an iron pin; thence N. 16-30 W. 475.20 feet to an iron pin on the southern edge of West Road; thence with West Road N. 66-45 E. 226.38 feet to an iron pin at the point of beginning.

Being the same property conveyed to the Mortgagor herein by deed of First Baptist Church of Travelers Rest, dated May 17, 1969 and recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 868, at Page 237.

RECORDED IN THE PUBLIC OFFICE OF GREENVILLE COUNTY, SOUTH CAROLINA  
DOCUMENT NO. 1497-296  
MAY 1 1980

which has the address of West Road, Travelers Rest, S. C., 29690  
[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 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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