

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DO. S. C. MORTGAGE OF REAL ESTATE

3 05 PM '80 ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, OTIS N. LYNCH, JR. HENDERSON SLEY

(hereinafter referred to as Mortgagor) is well and truly indebted unto COLUMBIA BAPTIST CHURCH

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of FIVE THOUSAND AND NO/100

IN MONTHLY INSTALLMENTS OF PRINCIPAL AND INTEREST OF ONE HUNDRED EIGHTEEN AND 95/100 DOLLARS TO BEGIN THIRTY DAYS FROM DATE AND ON THE SAME DATE OF EACH MONTH THEREAFTER UNTIL PAID IN FULL, ALL PAYMENTS TO APPLY FIRST TO INTEREST WITH BALANCE TO PRINCIPAL. with interest thereon from date at the rate of 15% per centum per annum, to be paid: Monthly

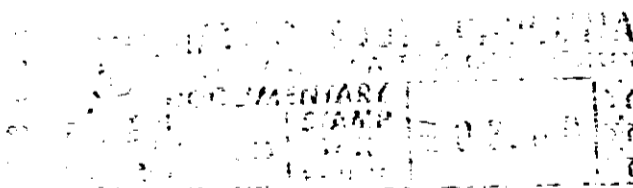
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

ALL that certain piece, parcel or lot of land in the County of Greenville, State of South Carolina, on the eastern side of U. S. Highway 25 (Augusta Road), containing 6.64 acres according to a plat of the property of Otis N. Lynch, Jr., dated March 29, 1980 and prepared by James L. Strickland, RLS, recorded in the R/C Office for Greenville County, S.C. in Plat Book 22, Page 55, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center line of U. S. Highway 25, (iron pin back at 45.1') at the corner of McCullough property and running thence along line of McCullough property S. 85-02 E., 957 feet to a point; thence continuing along line of McCullough property, S. 17-57 E., 345.7 feet to an iron pin in the center line of a County Road; thence S. 12-17 W., 18.1 feet to a nail and cap in the center line of a County Road; thence with the center line of a County Road N. 81-58 W., 914.2 feet to center line of U.S. Highway 25 (nail and cap 45.6 feet back); thence running through the center line of U.S. Highway 25 N. 26-34 W., 337.3 feet to the point of beginning.

This is the same property conveyed to the above named mortgagor by deed of Columbia Baptist Church, to be recorded of even date herewith.



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HARRIS RD, S.C. 29654

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

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