

FILED  
JAN 8 4 06 PM '80  
GREENVILLE S.C.  
DONNERSLEY  
R.H.C.

MORTGAGE

1504 647

THIS MORTGAGE is made this 6th day of June 19. 80, between the Mortgagor, Fellowship Baptist Church (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States, whose address is 500 E. Washington St., P.O. Box 10148, Greenville, S.C. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-Two Thousand Nine Hundred & No/100 (\$52,900.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 6, 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 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:

ALL that piece, parcel or tract of land in Chick Springs Township, Greenville County, S.C., on the south side of Ikes Road, being a portion of Tract No. 4 as shown on a plat of the property of Vivian Howell recorded in the RMC Office for Greenville County, S.C., in Plats Book BB, at Page 107, and being more particularly described according to a plat of "Property of Fellowship Baptist Church" made by W.R. Williams, Jr., May 19, 1980, recorded in the RMC Office for Greenville County, S.C., in Plats Book 8-A, at Page 16, and having, according to said latter plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in Ikes Road on the old property line, which iron pin is 2,900 feet, more or less, west of the intersection of Ikes Road and Brushy Creek Road, and running thence along the line of other property of the mortgagor S. 11-05 E. 200 feet to an iron pin; thence S. 78-59 W. 150 feet to an iron pin in the line of property of L.W. Howell; thence along the Howell line N. 11-05 W. 200 feet to an iron pin in Ikes Road on the old property line; thence down Ikes Road N. 78-59 E. 150 feet to an iron pin, the point of beginning.

This being a portion of the property conveyed to the mortgagor by deed of James T. Howell dated April 7, 1975, and recorded on June 3, 1975, in the RMC Office for Greenville County, S.C., in Deeds Book 1019, at Page 234.

which has the address of Ikes Road Taylors, S.C. 29687 (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.

0 5 4 7

4328 RV-2