



S. C.
10 34 AM '80
EASLEY
MORTGAGE



THIS MORTGAGE is made this 19th day of September, 19 80, between the Mortgagor, Church of God of Prophecy, same as West Greenville Church of God of Prophecy (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 FORTY EIGHT THOUSAND AND NO/100ths Dollars, which indebtedness is evidenced by Borrower's note dated September 19, 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 25 years from date 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: containing 11.67 acres and being designated as Tract (2) on a plat entitled, "Property of Joe L. Taylor-Susanna M. Taylor", prepared by Jones Engineering Service, dated May 7, 1972 and recorded in the RMC Office for Greenville County in Plat Book 4-Q at Page 113 and having such metes and bounds as appear by reference to said plat. The subject property fronts on the northwesterly side of S. C. Highway 81 a total distance of 306.8 feet.

ALSO that tract of land adjoining the 11.67 acre tract on its northerly side and containing approximately 2.8 acres and being more specifically described in accordance with a plat entitled, "Property of Dempsey Construction Co., Inc.", prepared by Dalton & Neves, Engineers, dated August, 1964 and recorded in the RMC Office for Greenville County in Plat Book 4-J at Page 137 and having such metes and bounds as appear by reference to said plat.

THE two tracts described above were conveyed to the Mortgagor by deed of Joe L. Taylor and Susanne M. Taylor, recorded on August 24, 1977 in Deed Book 1063 at Page 328.

ALSO all those eight adjoining lots located in said State and County in Greenville County Township, being known and designated as Lots Number 2, 3, 4, 5, 6, 7, 13 and 14 on a plat entitled, "Plat of D. T. Smith's Lots", prepared by W. D. Neves, Engineer, dated May 17, 1918, and recorded in the RMC Office for Greenville County in Plat Book F at Page 27 and having such metes and bounds as appear by reference to such plat. The subject lots are bounded on their northwesterly side by Lindall Avenue; on their southerly side by Pendleton Road; and on their easterly side by Iola Street.

THE foregoing eight lots are the identical property conveyed to the Mortgagor in separate deeds of L. V. Jones, et al and Julian Cowart, recorded on June 13, 1951 and on February 10, 1971 in Deed Book 675 at Page 492 and in Deed Book 908 at Page 271 respectively.

THERE is of record another mortgage from the Mortgagor to the Mortgagee, covering the identical property, in the original amount of \$205,000.00 dated February 22, 1980 and recorded in Mortgage Book 1496 at Page 530. It is hereby covenanted and agreed that these mortgages (and the notes they secure) shall be of equal rank and interrelated and that a breach of default in the terms of either, shall be considered a breach of both, and shall justify simultaneous foreclosure in one action.

which has the address of Pendleton R. and S. C. Highway #81, Greenville, S. C. (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 seised 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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