



MORTGAGE

THIS MORTGAGE is made this 15th day of October 1980, between the Mortgagor, Mt. Olive Baptist Church, (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 7,642.02 which indebtedness is evidenced by Borrower's note dated October 15, 1980 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on November 1, 1987:

TO SECURE to Lender 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, 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 in Greenville Township, Greenville County, State of South Carolina, known as Lot No. 2 on a survey and plat of the T. O. Donaldson Estate made by C. M. Furman, Jr., recorded in Plat Book G, Page 278, records of R. M. C. Office for Greenville County, said lot as shown by said plat having a frontage of sixty feet on Grove Street, with side lines of 75 feet each and 60 feet on the rear line, being the same lot of land conveyed by Harriet M. Donaldson to us as Trustees for Pendleton Street Baptist Church by deed dated November 30, 1943, and recorded in the R. M. C. Office for Greenville County in Deed Volume 259, page 550.

Of the consideration above named, to-wit \$3,088.20, Pendleton Street Baptist Church in order to encourage the Mount Olive Baptist Church, (a colored organization) is thereby giving said church the sum of Fifteen Hundred (\$1,500.00) Dollars as a gift or contribution to its work and the balance is being paid as follows: Five Hundred (\$500.00) Dollars cash and the balance secured by mortgage payable at the rate of Three Hundred (\$300.00) Dollars per year.



which has the address of 410 Wakefield St Greenville South Carolina 29601 (herein "Property Address");

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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 and rents, all of which 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 hereinafter 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, and that the Property is unencumbered, except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Payment of Principal and Interest.** Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in the Note.
2. **Funds for Taxes and Insurance.** Subject to applicable law or a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and

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