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GREENVILLE S.C.

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SONNIE S. TANNERSLEY  
R.M.C.

# MORTGAGE

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THIS MORTGAGE is made this 9th day of FEBRUARY 1981, between the Mortgagor, UNITY CHURCH OF GREENVILLE, INC. (herein "Borrower"), and the Mortgagee, FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of FOURTEEN THOUSAND SIX HUNDRED FIFTY (\$14,650.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 9, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 1991;

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 lot of land in the city of Greenville, Greenville County, South Carolina, being shown on plat entitled "Property of Unity Church of Greenville" recorded in plat book 8 L page 53 of the RMC Office for Greenville County, S. C., and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the south side of Bradshaw Street, at the intersection with Howe Street, and running thence with the west side of Howe Street S. 27-00 E. 99.9 feet to an iron pin corner of property now or formerly belonging to George Wiggins, et al; thence with the line of said property S. 62-53 W. 100.1 feet to an iron pin corner of property now or formerly of Charles Reyner; thence with the line of said property S. 64-19 W. 43.9 feet to an iron pin corner of property now or formerly of Louise Simpson; thence with the line of said property N. 1-55 W. 83 feet to an iron pin; thence continuing N. 2-33 W. 80.2 feet to an iron pin on the south side of Bradshaw Street; thence with the south side of said street S. 82-51 E. 69 feet to an iron pin; thence continuing S. 83-02 E. 22.2 feet to the point of beginning.

This is the same property conveyed to mortgagor by Maudeline M. Long Edwards by deed of even date herewith to be recorded.

which has the address of 4 Howe Street Greenville, S. C. 29601 (herein "Property Address");  
[Street] [City] [State and Zip Code]

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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