

FILED
GREENVILLE, S. C.
MAY 8 4 36 PM '81
DONNA W. WEAVER-SLEY
R.M.C.

FIRST FEDERAL
P. O. BOX 408
GREENVILLE, S. C. 29602

BOOK 1540 PAGE 502

MORTGAGE

THIS MORTGAGE is made this 4th day of May, 1981 between the Mortgagor, The Agnew Road Baptist Church, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

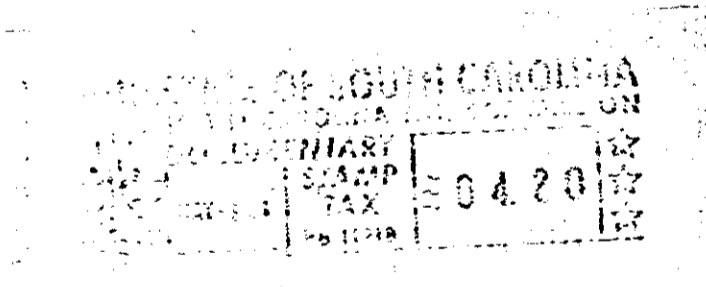
WHEREAS, Borrower is indebted to Lender in the principal sum of \$10,500.00 Dollars, which indebtedness is evidenced by Borrower's note dated May 4, 1981, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 1986

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 certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville and being known and designated as Lot 14 of the property of William R. Timmons, Jr., according to a plat recorded in the RMC office for Greenville County in Plat Book XX, page 9 and having the following metes and bounds to wit: BEGINNING at a point on the southwestern side of Larkspur Drive at the joint front corner of lots 12 and 14 and running thence with the southwestern side of Larkspur Drive, S 39-05 E, 45.9 feet to a point, thence continuing with the southwestern side of Larkspur Drive, S.35-23 E, 100.8 feet to a point; thence following the northwestern intersection of Larkspur Drive with Lilac Street (the chord of which is S09-37 W, 35.2 feet) to a point; thence with the northwestern side of Lilac Street, S 48-54 W, 54.4 feet to a point; thence continuing with the northwestern side of Lilac Street, S 37-31 W, 54.4 feet to a point at the joint front corner of lots 14 and 15; thence N 58-11 W, 157.8 feet to a point at the joint rear corner of lots 14 and 15; thence N 27-22 E, 94.1 feet to a point at the joint rear corner of lots 11 and 12; thence N 52-13 E, 105.6 feet to the point of beginning.

This being the same property conveyed to the mortgagor by deed of James E. and Patricia Ann B. Tollison and recorded in the RMC office for Greenville County on December 31, 1970 in deed book 905 at page 379.

This is second mortgage and is Junior in Lien to that mortgage executed by The Agnew Road Baptist Church which mortgage is recorded in RMC office for Greenville in book 1177 at page 143.



which has the address of 201 Larkspur Drive Greenville,
(Street) (City)
SC 29611 (herein "Property Address");
(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.

6CTO
MAY 6 81 1118

4.00CT

50501

4328 RV-2