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CO. S. C.
MAY 21 PM '81
WANKERSLEY

MORTGAGE

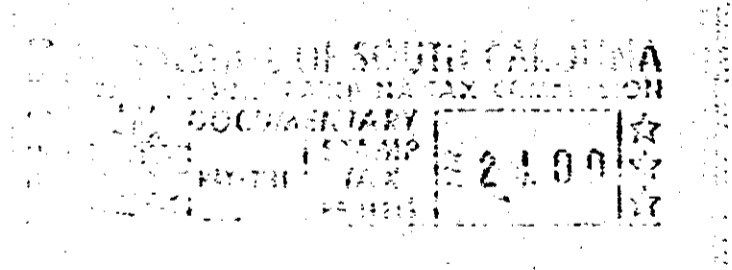
THIS MORTGAGE is made this 1st day of May, 19 81, between the Mortgagor, Bethlehem Baptist Church of Greenville, an eleemosynary corporation, (herein "Borrower"), and the Mortgagee, Home Savings and Loan Association of the Piedmont, a corporation organized and existing under the laws of South Carolina, whose address is 208 East First Avenue, Easley, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty Thousand and No/100 (\$60,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 1, 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, 2001;

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, situate, lying and being in the State of South Carolina, County of Greenville, in Grove Township, containing twelve acres, more or less, beginning at an iron pin in center of Fork Shoals Road 3xnm, and running thence, N. 25 1/2 W. with road 6.36 chains to an iron pin 3xnm; thence, N. 65 1/2 E. 16.58 chains to an iron pin 3xnm; thence S. 23-3/4 E. 1.67 chains to a stone 3xnm; thence, S. 2 1/2 E. 9.00 chains to stake 3xon; thence S. 87-3/4 W. 9.77 chains to stone 3xom; thence S. 64 1/2 W. 4.14 chains to beginning corner, lying by lands of Wm. Bramlett, T. B. Tucker and others; LESS HOWEVER, that certain tract of land heretofore conveyed by E. E. Ashmore to D. B. Howard by deed dated August 27, 1946, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 298, at Page 89.

The within property is the identical property conveyed to the mortgagor herein by deed of Ronald C. Ashmore and Janey A. Ashmore by deed dated December 23, 1977, and which said deed is recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1070, Page 714.



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which has the address of Fork Shoals Road Greenville, South Carolina (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 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.

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