

State of South Carolina

GREENVILLE CO. S. C.

BOOK 1546 PAGE 98



Mortgage of Real Estate

County of GREENVILLE

JUL 2 4 57 PM '81
S.M.C. TANNERSLEY

THIS MORTGAGE made this 2nd day of July, 1981,

by Enoree Baptist Church

(hereinafter referred to as "Mortgagor") and given to SOUTHERN BANK & TRUST CO.

(hereinafter referred to as "Mortgagee"), whose address is P.O. Box 1329, Greenville, South Carolina 29602

WITNESSETH:

THAT WHEREAS, Enoree Baptist Church, Inc. is indebted to Mortgagee in the maximum principal sum of One Hundred Thousand Dollars (\$ 100,000.00), which indebtedness is evidenced by the Note of Enoree Baptist Church, Inc. of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is 15 years after the date hereof, the terms of said Note and any agreement modifying it are incorporated herein by reference.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-50, as amended, Code of Laws of South Carolina (1976): (i) all future advances and readvances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all renewals and extensions thereof; and (ii) all other indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether direct or indirect, the maximum amount of all indebtedness outstanding at any one time secured hereby not to exceed \$ 100,000.00 plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorney's fees, has granted, bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property:

All that certain lot of land in the city of Greenville, County of Greenville, State of South Carolina and designated Lot No. 13, according to a plat of West End Land and Improvement Company recorded in Plat Book "A" at page 153 in the R.M.C. Office for said Greenville County and having the following metes and bounds, to-wit:

BEGINNING on the northwest corner of a 30 foot Street and Chicora Street, and running thence with the west side of Chicora Street N. 11-OW 50 feet to the corner of Lot 14; thence with the line of Lot 14 S. 81-OW, 150 feet to a pin; thence S. 11-OW, 50 feet to the north side of said 30 foot Street; thence with the north side of said Street N. 81-OE 150 feet to the beginning corner being the same land which was conveyed to Enoree Baptist Church by John Arnett by Deed dated January 31, 1914, recorded in Deed Book 10 at page 462.

All that piece, parcel or lot of land in the City of Greenville, County of Greenville, State of South Carolina lying on the east side of Augusta Street and known as Lots 9 and 10 and most of Lot 8.3 in the Greenville County tax map #90, block 1, and having according to plat made by Dalton and Neves Engineers in April, 1974 the following metes and bounds:

BEGINNING at an iron pin on the east side of Augusta Street at the joint front corner of Kiriakides property and running thence N 0-04 E 18 feet to a nail-and cap; thence N 6-33 E 61.1 feet to a nail-and-cap; thence S 81-52 E 91.6 feet to an iron pin at the eastern side of an alley; thence along the eastern side of said alley N 6-33 E 97.1 feet to an iron pin on the south side of Cline Alley; thence N 18-29 E 20.6 feet to an iron pin at the north side of Cline Alley; thence N 28-14 E 75 feet to an iron pin; thence S 58-15 E 210 feet to the center line of a branch, the center line of said branch being the boundary (the traverse line running S 37-20 W 75.2 feet to an iron pin at the north side of Cline Alley; thence S 12-17 W 21.3 feet to an iron pin at the south side of Cline Alley; thence S 27-41 W 57.8 feet to an iron pin); thence N 69-34 W 84.8 feet to an old iron pin; thence S 13-56 W 78.7 feet to an old iron pin; thence N 76-54 W 75.7 feet to an iron pin; thence N 13-06 E 6.8 feet to an iron pin; thence 77-59 W 83.6 feet to the point of beginning. (See Attached Sheet)

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto);

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