

GREENVILLE CO. S. C.
AUG 5 2 29 PM '81

MORTGAGE

BOOK 1549 PAGE 105

MORTGAGE is made this 3rd day of August 1981 between the Mortgagor, EMMANUEL BAPTIST CHURCH (herein "Borrower"), and the Mortgagee, AMERICAN 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 Sixteen Thousand and no/100ths (\$16,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 3rd, 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 August 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 certain piece, parcel or lot of land, situate on the southern side of Chelsea Circle, near the City of Greenville, being shown and designated as Lot 42 on a plat of Kirkwood Heights recorded in Plat Book EE at Page 110 and 11 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Chelsea Circle at the joint front corner of Lots 41 and 42 and running thence with the line of Lot 41 S 17-56 E 167 feet to pin; thence with the rear line of Lot 26 S 72-04 W 80 feet to pin on Edgewood Drive; thence with the eastern and southern side of Edgewood Drive the following courses and distances: N 17-56 W 110 feet to pin; thence with the curve of said drive N 6-35 W 37.7 feet; N 14-21 E 37.8 feet, N 70-37 E 35.2 feet; thence S 71-23 E 21.5 feet to the point of beginning.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
AUG-5-81 \$06.40
PB 11218

LOVE, THORNTON, ARNOLD & THOMASON
File # 18643 Att. DM. Sec. 1H
N. Owner Emmanuel Baptist Church
104-7-14

This is the same property conveyed to the Mortgagor by deed of Darrell L. Gunderson and Norah E. Gunderson, dated and recorded of even date herewith.

which has the address of 15 Chelsea Circle Greenville
[Street] [City]
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 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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