



State of South Carolina

Mortgage of Real Estate

County of GREENVILLE

GREENVILLE CO. S. C.
OCT 15 1 26 PM '81
DONNIE J. TANKERSLEY
CLERK

THIS MORTGAGE made this 14 day of September, 1981.

by PEOPLES BIBLE CHURCH OF GREENVILLE, SOUTH CAROLINA, A CORPORATION

(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, PEOPLES BIBLE CHURCH OF GREENVILLE, SOUTH CAROLINA, A Corporation is indebted to Mortgagee in the maximum principal sum of FORTY-FOUR THOUSAND FIVE HUNDRED SIXTY-TWO AND 14/100 Dollars (\$ 44,562.14), which indebtedness is evidenced by the Note of Peoples Bible Church of Greenville, South Carolina, A Corporation date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is 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 \$ 44,562.14, 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 piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, lying and being in Chick Springs Township, on the southwestern side of Thrift Side Road, containing 2.46 acres, more or less, according to a plat entitled "Property of Peoples Bible Church", date August 20, 1974 and recorded in the RMC Office for Greenville County in Plat Book 5G at page 156 and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin located on the on the Western right of way margin of Thrift Side Road 416.90 feet from the point of intersection of said right of way with the Western right of way margin of Paris Mountain Road; thence leaving the aforementioned right of way S. 48-30 W. with the common line of Smiley Campbell property 216.0 feet to an iron pin; thence S. 41-30 E. with a common line with the Smiley Campbell property 210.0 feet to an iron pin; thence S. 48-30 W. with a common line with the Smiley Campbell property 210.0 feet to an iron pin; thence N. 41-30 W. along a common line with the Peoples Bible Church property 327.0 feet to oak tree; thence N. 3-45 E. 31.3 feet to an iron pin; thence N. 48-30 E. along a common line with the W.C. Maddox property 466.50 feet to an iron pin located on Western right of way margin of Thrift Side Road; thence with the Western margin of Thrift Side Road S. 12-00 E. 80.3 to an iron pin; thence continuing with the Western right of way margin of Thrift Side Road, S. 22-45 E. 73.0 feet to an iron pin; said iron pin being the point and place of beginning.

This is the same property conveyed to the mortgagor herein by deed of Smiley Campbell dated August 22, 1974 and recorded in the RMC Office for Greenville County in Deed Book 1005 at page 490.

The mortgagor hereby agrees and warants and covenants that it will not encumber in any way that certain property known as Lots 4, 5, 6, 7, and 8, Paris Mountain Farms, it presently owns as recorded in Plat Book N at page 13 and further agrees any encumbrance is to be considered a breach and act of default in the instant mortgage, and further permits the mortgagee to immediately proceed to foreclose on instant mortgage.

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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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
FEB 11 1981
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