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BOOK 1587 PAGE 380

MORTGAGE

THIS MORTGAGE is made this 30th day of November, 1982, between the Mortgagor, Carolina Christian Broadcasting, Inc., (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, 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 Two Hundred Twenty-eight Thousand and 00/100 (\$228,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 30, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 2002.....;

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 Greenville County, South Carolina, on the northern side of Rutherford Road (Old U. S. 29), being known and designated as Lot 6 of Mountain Ridge Industrial Park as shown on a plat thereof prepared by Freeland & Associates, dated June 17, 1975, recorded in the RMC Office for Greenville County in Plat Book 5D at Page 73, reference to said plat is hereby craved for a metes and bounds description thereof.

ALSO: ALL that certain piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, being known and designated as Lot 7 of Mountain Ridge Industrial Park as shown on a plat thereof prepared by James Ralph Freeland, RLS, dated May 5, 1976, recorded in the RMC Office for Greenville County in Plat Book 5S at Page 89, reference to said plat is hereby craved for a metes and bounds description thereof.

For Deeds into Mortgagor see Deed from James H. Thompson to Carolina Christian Broadcasting, Inc., recorded on June 21, 1976 in Deed Book 1038, at Page 316, and Deed from R. D. Garrett to Carolina Christian Broadcasting, Inc., recorded on May 28, 1976 in Deed Book 1037, at Page 111.



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which has the address of 3409 Rutherford Road, Greenville,
(Street) (City)
South Carolina 29609 (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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