

FILED
GREENVILLE CO. S. C.

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DEC 1 3 22 PM '82

DONN. ANGERSLEY
TRUST INDENTURE

FIRST MORTGAGE/DEED OF TRUST

STATE OF: SOUTH CAROLINA

COUNTY OF: GREENVILLE

THIS INDENTURE made as of the 19th day of November, 1982, by and among THE FIRST BAPTIST CHURCH OF MAULDIN, SOUTH CAROLINA, a South Carolina eleemosynary corporation duly organized and existing under the laws of the State of South Carolina (hereinafter called "Issuer"), and RELIANCE TRUST COMPANY, a Georgia Corporation (hereinafter called "Trustee," "Paying Agent," or "Registrar");

W I T N E S S E T H:

WHEREAS, the Issuer desires to create a first mortgage bonded indebtedness for the purpose of providing funds necessary for corporate purposes in the total amount of \$700,000; and at a duly held business meeting, the governing body of the Issuer duly approved and authorized the creation of such bonded indebtedness and sale of bonds of the Issuer in the aforesaid total amount and the execution of this Indenture to secure such indebtedness;

NOW, THEREFORE, in consideration of the premises and the purchase and acceptance of the bonds by the holders thereof, and in order to secure the payment of said bonds and any modifications, extensions, amendments or renewals of such bonded indebtedness and the performance of the covenants, conditions and agreements herein contained, the Issuer grants, bargains, sells, aliens and conveys unto the Trustee and to any successor or successors in the trust hereby created, all of its rights, title and interest in and to the real property described in Exhibit "A" attached hereto and made a part hereof (hereinafter called the "Property").

TOGETHER WITH any and all buildings and improvements now existing or hereafter erected on said Property, all furniture, furnishings, fixtures and equipment now or hereafter placed thereon, and all other rights, privileges and appurtenances belonging or in any way appertaining to said Property (said Property and improvements and other items mentioned being hereinafter referred to as "Premises"):

TO HAVE AND TO HOLD the said Premises unto the Trustee, its successors and assigns, in trust for the uses and purposes hereinafter limited, described and declared and the Issuer covenants with the Trustee that it is seized of the Premises in fee and has the right to convey the same in fee simple; that the same are free from all encumbrances except as specified in Exhibit "A", and that it will warrant and defend the title to the same against the claims of any and all persons whomsoever.

3500 9 10/10/81

STATE OF SOUTH CAROLINA
DEPARTMENT OF REVENUE
RECEIVED
NOV 22 1982
GREENVILLE
\$ 230.00

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