

MORTGAGE OR REAL ESTATE

116 East Main St
Greenville

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
JAN 31 1 37 PM '83
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1593 PAGE 324

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Faith Free Presbyterian Church (formerly Faith Presbyterian Church)

(hereinafter referred to as Mortgagor) is well and truly indebted unto Community Bank, Greenville, South Carolina

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Forty-five Thousand and no/100ths Dollars (\$45,000.00) due and payable

with interest thereon from even date at the rate of 12% per centum per annum, to be paid: as set forth in said note

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as 2.68 acres on plat prepared by Jeffery M. Plumblee, Inc. dated December 19, 1982, and recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 9-3 Page 47 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Haywood Road, joint front corner of this property and property now owned by First Church of the Nazarene and running thence N 41-14 W 103.8 feet to an iron pin; then along the common line of property held by Bankers Trust of South Carolina as Trustee for Spencer N 39-26 E 421.3 feet to an iron pin; thence along various lot lines of property located in Spring Forest Subdivision, Section 2, S 69-00 E 204 feet to an iron pin; thence continuing along said subdivision line S 68-58 E 183.4 feet to a pin located at Haywood Road; thence along Haywood Road the following courses and distances, S 52-59 W 41.5 feet, S 57-07 W 97 feet, S 63-02 W 97.3 feet, S 67-38 W 48.4 feet, and S 68-29 W 338.5 feet to an iron pin being the point of beginning.

DERIVATION: This being the same property conveyed to Mortgagor herein by deed of Charles E. McBea as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1181, Page 605, on January 31, 1983.

ALSO, all that certain piece, parcel or lot of land, situate, lying and being on the southwest side of Sharon Drive, in the County of Greenville, State of South Carolina, being shown as a portion of the unnumbered part of the Property of Donald E. Baltz, shown on a Plat recorded in the RMC Office for Greenville County in Plat Book Y, Page 46, and having, according to a more recent survey dated May, 1956, the following metes and bounds:

BEGINNING at an iron pin on the southwest side of Sharon Drive, corner of property of the Sherwood Forest Subdivision; thence with the line of said property, S 01-30 E 524.9 feet to an iron pin in line of Lot 35; thence with the line of said Lot, S 60-07 E 85.1 feet to an iron pin, rear corner of Lot 32; thence N 29-53 E 438.2 feet to an iron pin on the southwest side of Sharon Drive; thence with said Sharon Drive N 57-53 W 304 feet to an iron pin; thence continuing with the southwest side of Sharon Drive, N 66-18 W 54.2 feet to the beginning corner.

DERIVATION: This being the same property conveyed to Mortgagor by deed of Karl Emerson and Margaret J. Emerson as recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1032, Page 95, on February 25, 1976.

As to the property described above located on Sharon Drive, this mortgage constitutes a second mortgage, junior in lien to that certain note and mortgage given to first Federal Savings & Loan Association as recorded in the RMC Office for Greenville County, South Carolina in Mortgage Book 1320, Page 650.

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP TAX
JAN 31 1983
\$ 10.00

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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