

FILED
GREENVILLE CO S.C.

MAR 7 3 01 PM '83

DONNIE S. TANKERSLEY
R.M.C.

1598 829

MORTGAGE

THIS MORTGAGE is made this Mth day of March 19.83., between the Mortgagor, Parkwood Baptist Church, a S.C. eleemosynary corporation (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Five Thousand (\$35,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 1, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 1988.

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 tract of land, located, lying and being in the County of Greenville, State of South Carolina, containing 7.72 acres, more or less, as shown on plat entitled "Property of Ronald J. Shirley," dated June 14, 1982, prepared by Jones Engineering Service, recorded in the Greenville County RMC Office in Plat Book 9-D at Page 11, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Western side of the right-of-way of Sandy Flat Road (also known as S. C. 253) at the joint front corner of the within tract and property now or formerly of Glenn, and running thence, along said right-of-way N. 18-50-29 E., 100 feet to a point; thence N. 21-12-29 E., 100 feet to a point; thence N. 22-45-29 E., 100 feet to a point; thence N. 24-11-29 E., 100 feet to a point; thence N. 28-23-29 E., 144.69 feet to an iron pin in the line of property now or formerly of Crumley; thence running along the joint line of the within tract and said property now or formerly of Crumley S. 74-08-27 W., 1157.50 feet to an old iron pin; thence running S. 9-56-38 E., 148.34 feet to an old iron pin in the line of property now or formerly of Bradley; thence running S. 77-26-02 E., 646.76 feet to an old iron pin; thence running N. 6-00-00 E., 132.23 feet to an old iron pin; thence running S. 83-11-31 E., 227.4 feet to an iron pin on the Western side of the right-of-way of Sandy Flat Road, the point and place of beginning.

This conveyance is made subject to all easements, conditions, covenants, restrictions and rights-of-way which are a matter of public record and/or actually existing upon the ground affecting the above described property.

This is the same property conveyed to the Mortgagor herein by deed of R. J. Shirley, recorded in the Greenville County RMC Office in Deed Book 1183 at Page 849 on March 7th, 1983.

which has the address of Sandy Flat Road,
[Street] [City]
S. C. (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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