

GREENVILLE S.C.
AUG 31 2 57 PM '83
JOHNIE S. ...
R.M.C. ...

MORTGAGE

THIS MORTGAGE is made this 26th day of August, 1983, between the Mortgagor, Eastside Assembly of God Church, (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 Four Thousand Seven Hundred and 92/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 26, 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 August 30, 1987.....;

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.

Property Located on the northern side of Brushy Creek Road, containing 1.17 acres and having, according to a plat entitled "Property of South Carolina District of Assembly of God" prepared by Jones Engineering Service, dated February 23, 1972, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Brushy Creek Road at the corner of property now owned by mortgagor(908/477) and running thence with said line N. 13-32 E. 208.5 feet to an iron pin; thence N. 75-30 W. 241.9 feet to an iron pin in the line of property owned by Charles Thurman Plemmons; thence S. 8-00 W. 234.8 feet to an iron pin on the northern side of Brushy Creek Road; thence with said road, S. 82-00 E. 220 feet to the beginning corner:

ALSO: All that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, on the northern side of Brushy Creek Road and adjoining the above-mentioned 1.17 acres and being described as follows:

BEGINNING at a point in the center of Brushy Creek Road (iron pin back on line at 22.4 feet on bank of road) corner of property owned by L. B. Plemmons, and running thence N. 14-30 E. 234.5 feet to an iron pin on line of property now or formerly owned by Boling; thence with Boling's line, S. 75-30 E. 109.6 feet to an iron pin; thence with the common line of property described above, S. 14-30 W. 229 feet to a point in the center of Brushy Creek Road (iron pin back on line of bank of road at 19.5 feet); thence along the center of said road, N. 78-28 W. 110 feet to the beginning corner.

This being the same property conveyed to grantor herein by deed of SC Dist. Council of the Assembly of God, Inc. recorded in Deed Book 1042, Page 914, R.M.C. Office for Greenville County.

This is a junior in lien second to none.

which has the address of 725 Brushy Creek Rd. Taylors,
(Street) (City)
S. C. 29687 (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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