

FILED  
SEP 14 1983  
S. CAROLINA

# MORTGAGE

Documentary Stamps are figured on  
the amount financed: \$100,500.00.

BOOK 1025 PAGE 534

THIS MORTGAGE is made this 20 day of July 1983, between the Mortgagor, New Pleasant Grove Baptist Church (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 Seven thousand two hundred forty-nine and 20/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 20, 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 January 1, 1986;

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, situate, lying, and being in the State and County aforesaid, in Oaklawn Township, and described as follows:

BEGINNING at a stake on the corner of property belonging to Pleasant Grove Church and running thence N. 37-10 W. 376.8 feet to a stake; thence N. 43-70 E. 147.7 feet to a stake on the land of W.H. Rice; thence S. 24-40 E. 420 feet to a stake; thence S. 60-13 W. 56 feet to the beginning corner. This lot contains 1.89 acres more or less.

This is the same property conveyed by deed of W.H. Rice to Pleasant Grove Baptist Church Trustees by deed dated February 28, 1925 and recorded March 25, 1925 in Deed Volume 103 at Page 83 in the R.M.C. Office for Greenville County, South Carolina.

which has the address of New Pleasant Grove Road, Pelzer, SC 29669 (herein "Property Address");

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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