

MORTGAGE

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FILED  
GREENVILLE S.C.  
OCT 31 1983

THIS MORTGAGE is made this 4th day of October 1983, between the Mortgagor, Temple Baptist Church (herein "Borrower"), and the Mortgagee HERITAGE FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 201 West Main Street, Laurens, S. C. 29360 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Four Thousand and no/100 (\$24,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 4, 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 October 1, 1993;

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 with the improvements thereon, situate, lying and being in the Town of Simpsonville, County of Greenville, State of South Carolina, bounded on the north by Curtis Street, on the east by Maple Street, on the south by property now or formerly owned by Mary B. Coble, and on the west by property now owned by Temple Baptist Church, and being more fully described as follows:

Beginning at an iron pin on Maple Street, Coble corner; and running thence N.14-30W. along Maple Street, 135.8 feet to the corner of Curtis Street; thence along Curtis Street S.64-30W., 126.2 feet to iron pin; thence S.14-30E., 134.2 feet to iron pin on Coble line; thence N.65E., 126.2 feet along Coble line to the beginning corner on Maple Street, and being the same property conveyed to the mortgagor herein by deed of Jacqueline Greene, said deed to be recorded herewith.

STATE OF SOUTH CAROLINA  
RECORDING TAX COMMISSION  
DOCUMENTARY  
STAMP TAX \$ 09.60

which has the address of 102 S. Maple Street, Simpsonville, S.C. 29681 (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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