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DEC 1 1983
Doris S. [unclear]

MORTGAGE

THIS MORTGAGE is made this 7th day of November 1983 between the Mortgagor, New Forksville 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 Eleven thousand two hundred eighty three and 60/100 Dollars, which indebtedness is evidenced by Borrower's note dated (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 15, 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 piece, parcel of lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Dunklin Township, and containing 5.33 acres, more or less, and being more particularly described as follows:

- (1) One (1) acre more fully described in Deed of F.M. Austin to the mortgagor, dated October 27, 1883, and recorded in the R.M.C. Office for Greenville County in Deed book 00, Page 694.
- (2) Two (2) Acres more fully described in Deed of J.E. Knight to mortgagor, dated June 30, 1894, recorded in the R.M.C. Office for Greenville County in Deed Book AAA, Page 512.
- (3) Two and One-third (2-1/3) Acres more fully described in deed of Tinie Austin, J.B. Austin and Ethel Scott to mortgagor dated November 19, 1912, recorded in the R.M.C. Office for Greenville County in Deed Book 18, Page 155.

ALL three (3) of the foregoing recorded references are incorporated as a part hereof for a complete description.

(4) BEGINNING at a stake 3x old, in the road, North of said Church; thence S. 28-1/2 E., 3.89 to a stake, 3x new; thence S. 67 1/2 W., 6.71 to a stake, 3x new, in the Southeastern edge of the road; thence S. 36 1/2 W., 3.48 to a stake, 3x old; thence N. 69 E., 3.97 to a stone, 3x old; thence N. 73 1/2 E., 3.45 to a stake, 3x old in the field; thence N. 1 W., 3.27 to a peach tree 3x old; thence N. 28 W., 4.47 to a dead pine 3x old; thence S. 71 1/2 W., 2.66 to the beginning. Bounded on the two (2) first lines by Church lot and on all other sides by J.E. Knight. Tract No. 4 being the same property as conveyed to the mortgagor by deed recorded in Book 528, Page 428, and contains portions of tracts 1, 2, and 3, as such was conveyed by mortgagor to trustees of Chandler School District No. 1-E, recorded in Book 85, Page 255, and then reconveyed to the mortgagor as above stated.

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which has the address of Rt. 2 Honea Path, SC 29667 (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 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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