

Notes

Mortgagee's mailing address: P. O. Box 1268, Greenville, S. C. 29602

GREENVILLE, S. C.

MORTGAGE

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1983 12 09 PM 11:43

JUNIOR W. SLEAY

THIS MORTGAGE is made this 9th day of December 1983, between the Mortgagor, The Gospel Baptist Church, a 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 Twenty-five Thousand and no/100 (\$25,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 9, 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 December 9, 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 lot of land in Gantt Township, County of Greenville, State of South Carolina, known and designated as Lot No. 1 on plat of property of Albert Q. Taylor, Survey by Terry T. Dill, Reg. C. E. and L. S. #104, dated October 21, 1954, and having according to said plat the following metes and bounds to-wit:

Beginning at an iron pin on the east side of the old Fork Shoals Road at the joint corner of Lots Nos. 1 and 2, and running thence N. 74-16 E. 109.6 feet to an iron pipe at joint rear corner of Lots Nos. 1 and 2; thence N. 23-33 W. 40.4 feet to an iron pipe; thence 41-24 W. 114 feet to a steel rod; thence S. 87-12 E. 78 feet to nail and stopper in center of new portion of Fork Shoals Road; thence S. 13-27 W. to point in center of new portion of Fork Shoals Road; thence S. 32-41 E. to an iron pipe; thence S. 23-54 E. 100 feet to the beginning corner.

This is the same property conveyed to the mortgagor by deed of Albert Taylor, dated February 22, 1965, and recorded in Book 796, page 385, RMC Office for Greenville County.

ALSO: All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Gantt Township, known and designated as Lot No. 2 on plat of Property of Albert Q. Taylor, Survey by Terry T. Dill, Reg. C.E. and L.S.#104, dated October 21, 1954, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the east side of the Old Fork Shoals Road at the joint front corner of Lots Nos. 1 and 2, thence N. 74-16 E. 109.6 feet to an iron pin at joint rear corner of Lots Nos. 1 and 2; thence S. 23-33 E. 188 feet to an iron pin; thence S. 71-10 W. 143.2 feet to an iron pin, east side of Old Fork Shoals Road; thence N. 11-52 W. 100.6 feet; thence N. 15-15 W. 92.6 feet to the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of Albert Q. Taylor, Jr., Trustee, dated (continued on back page) which has the address of Route 4, Fork Shoals Road, Greenville

South Carolina 29605 (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.

SOUTH CAROLINA 1983 12 09 11:43 AM RMC UNIFORM INSTRUMENT

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