

Corporate Mortgage Of Real Estate

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DONALD S. TANNERSLEY
R.M.C.

State of South Carolina }
County of GREENVILLE }

This Mortgage is made this 30th day of April, 19 84 between Mortgagor MOUNTAIN View Baptist Church a corporation organized and existing under and by virtue of the laws of the State of South Carolina (herein "Borrower"), and the Mortgagee, The South Carolina National Bank, a corporation organized and existing under the laws of the United States of America whose address is 15 South Main Street, Greenville, S.C. (herein "Lender").

Whereas, Borrower is indebted to Lender in the principal sum of Seventy Two Thousands & No/100 (\$72,000.00) ***** 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 May 30, 1989

To secure to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, together with all extensions, renewals or modifications thereof, 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 17 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 the certain lot of land, with improvements thereon, situate, lying and being in the City of Greenville, State of South Carolina, known and designated as a part of Lot 12, Block B, as shown on plat of the property of Mauldin & Gagle, recorded in the R.M.C. Office for Greenville County in Plat Book "E", at Page 242, and having according to said plat, the following metes and bounds:

BEGINNING at the northeast corner of Lot No. 12 and running thence S. 66-45 W. along and with Mauldin Street, now known as Temple Street 79.7 feet to an iron pin; thence S. 42-57 E. along and with the line of Lot No. 10 to a stake 32.4 feet from the line of Lot No. 8; thence 75 feet to an iron pin on Cagle Street 32.4 feet from the intersection of Lot No. 8; thence N. 42-57 W. to the beginning corner.

BEING the same property conveyed to Will Lee et al. by deed of C. H. Burdine, dated August 8, 1924, and recorded in the R.M.C. Office for Greenville County in Deed Book 102, at page 201. Said property was conveyed to the mortgagor herein by Deed of Freddie L. Harpe et al., as Trustees/Deacons of Mountain View Baptist Church dated November 4, 1981 and recorded in the R.M.C. Office for Greenville County in Deed Book 1157 at Page 769.

ALSO: ALL that certain lot or parcel of land, with improvements thereon, in the City of Greenville, County of Greenville, State of South Carolina, known and designated as Lot No. 10, Block B, as shown on the plat of the property of Mauldin and Cagle, recorded in the R.M.C. Office for Greenville County in Plat Book "E", at Page 242, and having according to said plat, the following metes and bounds:

BEGINNING at an iron pin on Mauldin Street (Now known as Temple Street), corner of Lot No. 12 and running thence S. 42-57 E. approximately 110.6 feet to iron pin at line of Lot No. 8, Block B; thence in a southwesterly direction with the line of said Lot 75 feet to a point in an alley; thence with said alley, N. 42-57 W. 137.8 feet to an iron pin on Mauldin(Temple Street, thence with Mauldin(Temple) Street N. 66-45 E. 79.7 feet to the beginning corner.

(CONTINUED ON ATTACHED SHEET)

which has the address of 109 and 111 Cagle Street, Greenville, South Carolina
(Street) (City) (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 in 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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