

MORTGAGE

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THIS MORTGAGE is made this 5th day of June 1984, between the Mortgagor, Calgary Presbytery, Presbyterian Church in America, BY ITS TRUSTEES HEREINAFTER NAMED (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 Thirteen Thousand and No/100 (\$13,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 5, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 5, 1999.

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, lot, or land, lying and being situated in Greenville County, South Carolina, as shown on a plat by T. H. Walker, Jr., recorded at Plat Book 102, at Page 83, dated May 12, 1984, and containing 1.491 acres, more or less, reference to said plat being made herein for a more specific description as to metes and bounds thereof, said Plat being recorded in the RMC office for Greenville County, South Carolina, on June 6, 1984.

This being a portion of the same property as that conveyed to Ruby M. Rosamond by deed dated April 23, 1979 from Rosamond Enterprises, Inc. and recorded in the RMC Office for Greenville County, South Carolina at Deed Book 1101, Page 194 on April 25, 1979. DER, by Deed dated June 5, 1984, and recorded in the said RMC office on June 11, 1984. ALSO, All that certain piece, parcel, and lot of land with improvements thereon situate, lying, and being in the State of South Carolina, County of Greenville being shown and designated as a 5.18 acre tract on a survey made by R.B. Bruce dated June 17, 1980, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 8-B, Page 71, reference to said plat being made herein for metes and bounds thereof. This being the same property conveyed to the Mortgagor herein by Deed dated September 19, 1983, and recorded in the said RMC Office at Deed Book 1196, Page 722, on September 20, 1983.

This latter property being subject to a first mortgage in favor of Heritage Federal Savings and Loan Association and shall be secondary and subordinate to said first mortgage recorded in the said RMC Office at Mortgage Book 1626, Page 655 on September 20, 1983, having been signed on September 19, 1983.

STATE OF SOUTH CAROLINA ) PROBATE \*Grantor: Ruby M. Rosamond.
COUNTY OF LAURENS )

PERSONALLY APPEARED before me, James H. Wasson, Jr., and made oath that he saw the within named Robert C. Wasson, sign, seal and as his act and deed deliver the foregoing instrument, and that he with Joyce B. Campbell witnessed the execution thereof.

SWORN to before me this 7th day of June, 1984.

Joyce B. Campbell (SEAL)
Notary Public for South Carolina
My commission expires 1/3/90

James H. Wasson, Jr.

which has the address of Woodruff Road, Simpsonville, 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 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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