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MORTGAGE

COMMERCIAL

THIS MORTGAGE is made this 2nd day of August, 19 84, between the Mortgagor, Eastside Assembly of God Church

, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of ~~Seventeen Thousand Eight Hundred Forty Six and 48/100~~ Dollars, which indebtedness is evidenced by Borrower's note dated August 2, 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 August 2, 1994.....;

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 or lot of land in Greenville Township, Greenville County, State of South Carolina, situate, lying, and being on the northern side of Brushy Creek Road, containing 1.17 acres, more or less, and having, according to a plat entitled "Property of South Carolina District of Assembly of God" prepared by Jones Engineering Service, dated February 23, 1972, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northern side of Brushy Creek Road at the corner of property hereinbelow described and running thence with the line of the property hereinbelow described N. 13-32 E. 208.5 feet to an iron pin; thence N. 75-30 W. 241.9 feet to an iron pin the line of property now or formerly owned by Charles T. Plemmons; thence S. 8-00W. 234.8 feet to an iron pin on the northern side of Brushy Creek Road; thence with said road S. 82-00 E. 220 feet to the beginning corner.

The above is the same property conveyed to Eastside Assembly of God by deed recorded in Deed Book 937, at Page 212.

ALSO: ALL that piece or parcel or lot of land in Chick Springs Township, Greenville County, State of South Carolina, having the following metes and bounds, to wit:

BEGINNING at an iron pin on Brushy Creek Road, corner of the above described 1.17 acres, and running thence N. 13-32 E. 234.5 feet to an iron pin on Boling line; thence Easterly with Boling line, 109.6 feet to an iron pin on Boling line, thence with Hammond's property line Southerly 229 feet to an iron pin on Brushy Creek Road; thence with said road, Westerly 110 feet to the beginning corner.

Being the same property conveyed to Eastside Assembly of God by deed recorded in Deed Book 908, at Page 477.

This is a second mortgage junior in lien to none.

which has the address of 1125 Brushy Creek Rd., Taylors, S. C.

(Street)

(City)

29687 (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 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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