

# MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 25,061.53

THIS MORTGAGE is made this 26th day of July, 1984, between the Mortgagor, Old Pilgrim Baptist Church (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK, FSB, 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 Forty Eight Thousand Six Hundred Sixty dollars and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 26, 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 1, 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, lot of land and any Improvements thereon lying and being in Greenville County, State of South Carolina, having the following metes and bounds:

Beginning at a nail and cap on Woodruff Road at the corner of Ella F. Vance property and Old Pilgrim Baptist Church Property; thence iron said property S. 29-59 W. 223.5 feet to an old iron pin; thence continuing with said property S. 81-12 W. 874J feet to an old iron pin at the corner of Perry property and Foster property; thence with the Foster line N. 20-26 W. 250.5 feet to an old iron pin at the corner of the Nelson property; thence with the Nelson property N. 80-33 E. 155 feet to an old iron pin; thence continuing with the said Nelson property N. 73-25 E. 752J feet to an old nail and cap on the edge of Woodruff Road; thence with Woodruff Road S. 52-05 E. 239.9 feet to the point of beginning.

Containing 6.54 acres, more or less.

This is that self same property conveyed to Deacons of Pilgrim Church by deed of Jesse Kilgore, Joe Kilgore, Jr., Mary D. Kilgore and Francis D. Kilgore, heirs-at-law of J. C. Kilgore recorded in Deed Book CCC, Page 119; by deed of W. F. Gaylord and others, as Deacons of Pilgrim Church to Pilney School District No. 5 E, on September 25, 1925 recorded in Deed Vol. 152, at page 121, then to Deacons of Pilgrim Church, their successors and assigns by deed recorded on March 14, 1955 at Deed Book 520, Page 329; and by deed to Old Pilgrim Baptist Church its successors and assigns by deed of Ella F. Vance and Conestee Conyers dated August 25, 1966, Book 804, Page 601 - all recorded in RMC Office for Greenville County.

which has the address of 110 Catlin Circle Greenville, SC 29607 (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 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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