

MORTGAGE

THIS MORTGAGE is made this 10th day of October 1984, between the Mortgagor, Union Baptist Church at Greenville (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 Ninety thousand and no/100ths (\$90,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October, 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 _____;

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, parcel or lot of land situate, lying and being in Greenville County, South Carolina and shown and designated as 2.1 acres according to a plat of survey prepared for Union Baptist Church by Carolina Surveying Company, originally dated August 15, 1984 and revised September 12, 1984, said plat to be recorded herewith, with the parcel being more fully described as follows:

BEGINNING at an iron pin on a road sometimes known as Union Church Road, which road runs from Fork Shoals Road in the vicinity of the intersection of Fork Shoals Road and S. C. Highway 50, with said iron pin being 1200 feet, more or less, from the intersection of Union Church Road and Fork Shoals Road, and running thence with said road N. 1-42 E. 185 feet to a point, thence along other property of Union Baptist Church N. 52-07 E. 157.82 feet to a point, thence N. 41-12 E. 324.64 feet to a point, thence S. 88-00 E. 150 feet to an old iron pin, thence S. 43-28 W. 252.97 feet to an iron pin, thence S. 46-52 E. 25 feet to an iron pin, thence S. 43-28 W. 100 feet to an iron pin, thence N. 46-32 W. 25 feet to an iron pin, thence S. 43-28 W. 364.83 feet to the old iron pin at the point of beginning.

DERIVATION: Deed of Henry P. Willimon recorded September 29, 1930 in Deed Book 1134 at Page 442 and Deed of Henry P. Willimon recorded October 12, 1984 in Deed Book 1223 at Page 993.

38443
 STATE OF SOUTH CAROLINA
 SOUTH CAROLINA TAX COMMISSION
 DOCUMENTARY
 STAMP TAX
 OCT 12 1984
 RB 11218
 27.00

WITNESSES: _____

which has the address of Union Church Road, Greenville, SC (City) (Street)
 _____ (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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