



MORTGAGE

Recorded on 13,067.93

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THIS MORTGAGE is made this 1st day of October 1984 between the Mortgagor, Cedar Lane Road Assembly of God (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 Thirteen thousand Sixty seven and 93/100 (\$13,067.93) Dollars, which indebtedness is evidenced by Borrower's note dated October 1, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable in 120 installments

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 those pieces, parcels or lots of land in Greenville Township, Greenville County, State of South Carolina being known and designated as Lots Nos. 7, 8 and 9 of Grandview Heights as shown on plat thereof by John C. Smith, Surveyor dated September, 1956, to be recorded and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western corner of the intersection of Mae Drive and Orchid Drive and running thence along Orchid Drive S. 34-33 W. 170 feet to an iron pin at the joint front corner of Lots Nos. 9 and 10; thence along the joint line of Lots Nos. 9 and 10 N. 52-30 W. 183.8 feet to an iron pin in the line of Lot No. 10 at the joint rear corner of Lots Nos. 7 and 9; thence along the joint line of Lots Nos. 7 and 10 N. 52-30 W. 123.2 feet to an iron pin at the joint rear corner of Lots Nos. 7 and 10; thence along the joint line of Lot No. 7 and property now or formerly belonging to Freeman N. 44-54 E. 156.1 feet to an iron pin on the southern side of Mae Drive; thence along the southern side of Mae Drive S. 55-27 E. 278.6 feet to the beginning corner.

This is that same property conveyed by deed of Mae Wynn Black to Cedar Lane Road Assembly of God dated November 16, 1956 and recorded November 16, 1956 in Deed volume 565 at page 347 in the R.M.C. Office for Greenville County, South Carolina.

which has the address of 13 Orchid Drive Greenville S.C. 29611 (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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