

Mail to:
Family Federal Savings & Loan Assn.
Drawer L
Greer, S.C. 29651

MORTGAGE

THIS MORTGAGE is made this 12th day of May 1977, between the Mortgagor, Rockvale Baptist Church Savings & Loan Association (herein "Borrower"), and the Mortgagee, Family Federal Savings & Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is #3 Edwards Bldg., 600 N. Main St., Greer, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 12, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 1997;

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 with all improvements thereon situate, lying and being in the State of South Carolina, County of Greenville, on the western side of Old Grove Road in Gantt Township, being a portion of property of R. C. Sutherland on a plat made by Campbell & Clarkson, Surveyors, dated May 21, 1971 and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4-J, Page 49, and having according to a revision thereof made by Campbell & Clarkson, Surveyors, dated June 24, 1971, the following metes and bounds, to-wit:

Beginning at an iron pin on the western side of Old Grove Road at the corner of property now or formerly owned by Raines and running thence along the line of said property, N. 85-49 W. 393.4 feet to an iron pin; thence continuing along said line, S. 51-30 W. 241.5 feet to an iron pin on Kenmore Terrace; thence along the line of Kenmore Terrace, N. 0-50 E. 833.6 feet to an iron pin; thence along the line of Lot No. 21 as shown on a plat recorded in Plat Book 4-N, Page 21, N. 40-06 W. 231 feet to an iron pin on Citadel Street; thence along the eastern side of Citadel Street, N. 0-50 E. 45.8 feet to an iron pin on the line of the Granger property; thence along the line of Granger property and Morgan property S. 40-07 E. 1,074.5 feet to an iron pin on the western side of Old Grove Road; thence along the western side of Old Grove Road, S. 13-04 E. 114.8 feet to an iron pin, the beginning corner.

This is the same property conveyed to John J. Dalton and Ray T. Dempsey as Trustees of Rockvale Baptist Church by deed of Lindsey of S. C., Inc. (formerly Lindsey Builders) recorded in the RMC Office for Greenville County, South Carolina in Deed Book 990, at Page 164 on December 7, 1973.

which has the address of Old Grove Road Greenville, South Carolina (herein "Property Address");
[Street] [City]
[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.

4328 RV-2