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GREENVILLE CO. S. C.

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MORTGAGE

DONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 11th day of August, 1977, between the Mortgagor, South Carolina District of The Wesleyan Church (formerly known as South Carolina Conference of the Wesleyan Methodist Church of America) (herein "Borrower"), and the Mortgagee, Home Savings and Loan Association of the Piedmont, a corporation organized and existing under the laws of South Carolina, whose address is 208 East First Avenue, Easley, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Four Thousand Two Hundred and No/100ths (\$4,200.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 11, 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 10 years from date

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 the State of South Carolina, County of Greenville, on the Southern side of Parker Road near the City of Greenville being shown as Lot No. 15 on plat of Monaghan Annex, recorded in Plat Book C at page 63. Said lot has a frontage of 50 feet on the southern side of Parker Road, with a depth in parallel lines of 164 feet."

This is the identical property conveyed to the mortgagor herein by deed of Albert P. Bowman, dated May 25, 1953, recorded June 19, 1953, and recorded in Deed Book 480 at page 270 in the RMC Office for Greenville County, South Carolina.

ALSO:

"ALL that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, near the Monaghan Mill, and having the following metes and bounds, to-wit: BEGINNING at a point on the Monaghan Road, (Now Woodside Avenue), corner of Monaghan Mills corner and running thence with said line North 83-30 West 200 feet to a stake corner; thence South 13-15 West 61 feet to an iron pin; thence North 85-15 West 199.5 feet to an iron pin in West line of Brandon Road; thence with Brandon Road North 13- 3/4 East 57 feet to the BEGINNING corner. Being Lot No. 81 of a plat recorded in the RMC Office for Greenville County in Plat Book A at page 70."

This is the same property conveyed to the Mortgagor herein by deed of J. R. Green dated March 18, 1948, recorded March 25, 1948, in Deed Book 340 at page 463 in the RMC Office for Greenville County, South Carolina.

The above description was taken from the original plat but is subject to a strip of land taken from the front of said lot for the purpose of widening Woodside Avenue.

ALSO:

SEE RIDER ATTACHED

which has the address of Parker Road and Woodside Avenue, Greenville, South Carolina, (Street) (City) (State and Zip Code) (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 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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