

Mortgagee's mailing address: 115 E. Camperdown Way, Greenville, S.C.

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JOHN W. HARRISLEY
R.M.C.

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MORTGAGE (Construction—Permanent)

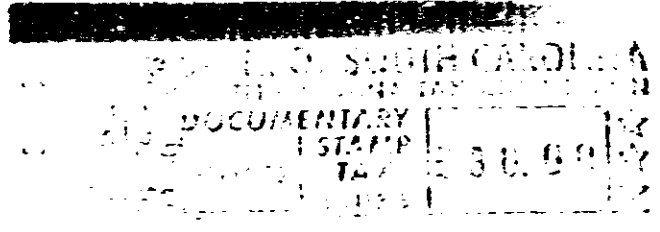
THIS MORTGAGE is made this 11th day of November, 1980, between the Mortgagor, New Life Christian Fellowship, a South Carolina corporation, (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy Five Thousand and No/100 (\$75,000.00) Dollars or so much thereof as may be advanced, which indebtedness is evidenced by Borrower's note dated November 11, 1980, (herein "Note"), providing for monthly installments of interest before the amortization commencement date and for monthly installments of principal and interest thereafter, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 1995;

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, (b) the performance of the covenants and agreements of Borrower contained in a Construction Loan Agreement between Lender and Borrower dated November 11, 1980, (herein "Loan Agreement") as provided in paragraph 24 hereof, and (c) 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 tract of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as a five-acre tract as shown on plat of property of J. L. Bramlett according to a survey made by C. O. Riddle, January 21, 1960, said property being located on Roper Mountain Road, and having the following metes and bounds, to-wit:

BEGINNING in the center of Roper Mountain Road at the joint front corner of a 6.62 acres and said five-acre tract, and running thence along the joint line of said properties S. 47-09 W. 631.9 feet to an iron pin; running thence S. 42-00 E. 339.8 feet to an iron pin; running thence N. 47-09 E. 643.8 feet to an iron pin in the center of Roper Mountain Road; running thence along the center of Roper Mountain Road, N. 43-37 W. 110.2 feet to an iron pin; thence continuing with the center of said Roper Mountain Road, N. 44-18 W. 229.8 feet to an iron pin, the beginning corner; being the same conveyed to the mortgagor herein by deed of Roane-Barker, Inc. dated July 10, 1979 and recorded July 24, 1979 in the RMC Office for Greenville County in Deed Vol. 1107 at Page 556.



Derivation:

which has the address of Roper Mountain Road Greenville,
[Street] [City]
South Carolina (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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