

MAIL: American Federal Bank F.S.B.
713 W. Wade Hampton Blvd.
Greer, South Carolina 29651

FILED
GREENVILLE CO. S.C.

Nov 29 12 43 PM '84

DONNIE S. WAINWRIGHT
R.M.C.

VOL 1591 PAGE 846

[Space Above This Line For Recording Data]

MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on November 18, 1984. The mortgagor is Glad Tidings Tabernacle Church ("Borrower"). This Security Instrument is given to AMERICAN FEDERAL BANK, FSB, which is organized and existing under the laws of THE UNITED STATES OF AMERICA, and whose address is POST OFFICE BOX 1268, GREENVILLE, SOUTH CAROLINA 29602 ("Lender"). Borrower owes Lender the principal sum of Twelve Thousand Thirty Five and NO/100 Dollars (U.S. \$12,035.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on December 1, 1994. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in Greenville County, South Carolina:

ALL that lot of land in the above County and State, fronting on the southern side of Wade Hampton Blvd., in the City of Greer, being shown as all of Lots 10 and 11, the greater portion of Lot 9 and a small portion of Lot 8, on plat of property of "W. Dennis Smith and H. J. Waters", recorded in Plat Book Y, at page 69, and having the following metes and bounds to-wit:

BEGINNING at an iron pin on the southern side of Wade Hampton Blvd. at the northwestern corner of Lot 11, and running thence S. 4-50 W. 190 feet to iron pin on the northern side of Mountain View Ave.; thence with said Ave. N. 78-52 E. 155 feet to iron pin in rear line of Lot 8; thence in a new line N. 12-11 W. 190.02 feet to pin on right of way of Wade Hampton Blvd., which pin is N. 75-46 E. 17 feet from the joint corner of Lots 9 and 10; thence with said right of way S. 75-46 W. 99.5 feet to the point of beginning.

ALSO ALL that piece, parcel or lot of land in Chick Springs Township, County of Greenville, State of South Carolina, in the City of Greer, located on Highway 315 and being more particularly described as follows:

BEGINNING at a stopper in the said Highway and running thence N. 31-28 W. 345 feet to an iron pin at the Burgiss Hills sub-division; thence along the said Burgiss Hills sub-division; thence S. 74-12 E. 517 feet to an iron pin new corner of Lot 61; thence along the new line of Lot 61 thence S. 64-16 W. 352.4 feet to the point of beginning on said Highway 415. This being all of Lots 62, 63 and 64 as shown on a plat of property of "Glad Tidings Tabernacle", prepared by H. S. Brockman, R.S. dated May 6, 1957.

SEE EXHIBIT "A" ATTACHED
which has the address of Highway 101 Greer
[Street] [City]
South Carolina 29651 ("Property Address");
[Zip Code]

TO HAVE AND TO HOLD such property 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 rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument 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 and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

0840

4328-11-21