

MORTGAGE

BOOK 1370 PAGE 60

STATE OF SOUTH CAROLINA)
COUNTY OF _____)

FILED
GREENVILLE, CO. S. C.

JUN 11 4 19 PM '78

DONNIE S. TANKERSLEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN

THIS MORTGAGE is made by the between the Mortgagor (s)

TABERNACLE BAPTIST CHURCH (400 S. Hudson Street) (herein "Borrower") and the
Mortgagee FIRST PIEDMONT BANK & TURST COMPANY
Greenville, South Carolina (herein "Lender").

WHEREAS, the Borrower is indebted to the Lender in the sum of Forty-Nine Thousand and no/100
Dollars (\$ 49,000.00) as evidenced by the Borrower's promissory Note of
even date herewith (herein "Note") the terms of which are incorporated herein by reference, with principal and interest
to be paid as therein stated, the unpaid balance of which, if not sooner paid, shall be due and payable In full

July 24, 1981; and

WHEREAS, the Borrower may have borrowed other monies from the Lender (which term as used throughout
this Mortgage Agreement shall include any Holder) which monies have not been fully repaid and the Borrower may
hereafter become indebted to the Lender for such further sums as may be advanced to or for the Borrower's account for
taxes, insurance premiums, public assessments, repairs, or for any other purpose; and

WHEREAS, the Borrower desires and intends to secure any and all of said existing indebtedness and future ad-
vances and indebtedness by granting to Lender a Mortgage on the real property hereinafter described, which Mortgage
shall be security for all obligations of the Borrower to Lender in the total principal amount of Forty-Nine
Thousand and no/100 Dollars (\$ 49,000.00);

NOW, THEREFORE, KNOW ALL MEN, that the Borrower (jointly and severally if more than one), in considera-
tion of the foregoing and also in consideration of the further sum of Three and No/100 (\$3.00) Dollars to the Borrower
in hand well and truly paid by the Lender at and before the sealing and delivery of these presents, the receipt whereof
is hereby acknowledged, TO SECURE TO LENDER the repayment of: (a) the indebtedness evidenced by the aforesaid
Note, with interest thereon; (b) 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 (c)
all other money heretofore or hereafter advanced by the Lender to or for the account of the Borrower and all other
present or future direct or contingent liabilities and indebtedness of the Borrower to the Lender of any nature whatso-
ever to the fullest extent allowed by law, and any modifications, extensions, rearrangements or renewals of any of (a)-(c)
(all hereinafter collectively called the "Obligations"), with the limitation that the total principal amount of said Obligations
secured hereby shall not exceed the amount specified in the preceding paragraph, together with reasonable attor-
ney's fees, court costs and expenses of whatever kind incident to the collection of any of said Obligations and the enforce-
ment of the Mortgage interest created hereby, does hereby mortgage, grant bargain, sell and release unto the Lender,
its successors and assigns, the following described real estate:

All that piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying
and being in the State of South Carolina, County of Greenville, City of Greenville, at the
intersection of South Hudson Street and Mayberry Street, being shown on City Tax Map Sheet
55, Block 2, Lot 5 and being described as follows:

"BEGINNING at an iron pin on the west side of South Hudson Street at the corner of Pet-
roleum Oil Company's line and running thence in a northeasterly direction with South
Hudson Street 100 feet to an iron pin, which is on the south side of Mayberry Street;
thence with said Mayberry Street in a northwesterly direction 130 feet to an iron pin; thence
in a southwesterly direction parallel with South Hudson Street 100 feet to an iron pin in
line of Petroleum Oil Company's line; thence with this line in a southeasterly direction
130 feet to an iron pin on South Hudson Street, point of beginning; being the same
conveyed to the mortgagors as Trustees of Mount Zion Baptist Church on the 21st day of
December, 1912 by deed recorded in the R.M.C. Office for Greenville County in Deed Vol. 16,
at page 336.

ALSO "All that certain piece, parcel or lot of land, situate on the southwestern side of
Mayberry Street adjoining the above described property and being described as follows:

"BEGINNING at a stake on Mayberry Street 130 feet from the intersection of South Hudson
Street and Mayberry Street at the corner of lot heretofore conveyed to the Trustees of
Mount Zion Baptist Church, now known as Tabernacle Baptist Church, and running thence with
line of Tabernacle Baptist Church property 100 feet in a southwesterly direction to a
stake in line of Petroleum Oil Company; thence with said line in a northwesterly direction
50 feet to a stake; thence in a northwesterly direction and parallel with South Hudson
Street 100 feet to a stake on Mayberry Street; thence with Mayberry Street in a South-
easterly direction 50 feet to the beginning corner; being the same conveyed to the mortgagors
as Tabernacle Baptist Church from Mayberry Land Company by Deed dated September 6, 1919 and
recorded in Deed Vol. 53 at Page 343.