

MORTGAGE

BOOK 1626 PAGE 655

FILED GREENVILLE

THIS MORTGAGE is made this 19th day of September 1983 between the Mortgagor, Robert C. Wasson, Daniel Timms, and Ralph Price Trustees of Calvary Presbytery PCA (herein "Borrower"), and the Mortgagee HERITAGE FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 201 West Main Street, Laurens, S. C. 29360 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Five Thousand and No/100 (\$35,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 19, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 1998

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 tract of land with the buildings and improvements thereon situate, lying and being in the State of South Carolina, County of Greenville being shown and designated as a 5.18 acre tract on a survey made by R.B. Bruce dated June 17, 1980, entitled "Property of Bradley R. Johnson and Angela E. Johnson" recorded in the RMC office for Greenville County, S.C. in Plat Book 8-B, page 71, reference to said plat carved for metes and bounds and made a part hereof.

This conveyance is made subject to all easements, restrictions, setback lines, roadways and rights of way, if any, affecting the above described property.

This is the identical property conveyed to the grantors herein by deed of John M. Warren, Jr. recorded in the RMC office of Greenville County, S.C. in Deed Book 1127, Page 746 on June 19, 1980.

TMS # (16) 207-531.3-1-32.1

STAMP TAX \$14.00

which has the address of Woodruff Road, Simpsonville, South Carolina (Street) (City) (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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