

FILED  
DEC 1 1983  
S. C. Notary

MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 30,000.00.

THIS MORTGAGE is made this 17th day of October 1983 between the Mortgagor, Colonial Hills Baptist Church, Inc. (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-seven Thousand Eight Hundred Forty-six and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 17, 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 November 1, 1993

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 piece, parcel or lot of land, with all improvements thereon, and being part of the lands shown on a survey for Colonial Hills Baptist Church, prepared by Piedmont Engineers and Architects July 28 1964, and having the following metes and bounds to-wit:

BEGINNING at a point on the south side of Pryor Road being joint front corners of the property owned by Colonial Hills Baptist Church and Lot 64 and running thence S. 40-42 E. 170.2 feet; thence, S. 46-47 W. 475.8 feet to a point on Taylors Road; thence, N. 32-17 W. 198.8 feet; thence, N. 50-12 E. 422.5 feet to the beginning and containing 1.93 acres, more or less.

THIS conveyance is subject to all restrictions, zoning ordinances, set back lines, roadways, easements and rights-of-way of record, if any, affecting the above described property.

THIS is that same property conveyed by deed of Colonial Hills Baptist Church to Colonial Hills Baptist Church, Inc., dated June 11, 1976, recorded June 14, 1976, in volume 1037 at page 949 of the RMC Office for Greenville County, S.C.

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which has the address of PRYOR Road at Taylors Road, Taylors, SC 29687 (Street) (City) (herein "Property Address"); (State and Zip Code)

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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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