

State of South Carolina

Mortgage of Real Estate



County of GREENVILLE

THIS MORTGAGE made this 7TH day of AUGUST, 19 84

by AUGUSTA HEIGHTS BAPTIST CHURCH

(hereinafter referred to as "Mortgagor") and given to SOUTHERN BANK & TRUST CO.

(hereinafter referred to as "Mortgagee"), whose address is

P. O. BOX 1329, 1 SHELTER CENTRE, GREENVILLE SC 29601

WITNESSETH:

THAT WHEREAS, AUGUSTA HEIGHTS BAPTIST CHURCH
 is indebted to Mortgagee in the maximum principal sum of ONE HUNDRED THOUSAND AND NO/100
 ----- Dollars (\$ 100,000.00) which indebtedness is
 evidenced by the Note of AUGUSTA HEIGHTS BAPTIST CHURCH of even
 date herewith, said principal (plus interest thereon) being payable as provided for in said Note. (the final maturity of _____
 which is 8/2/85 after the date hereof) the terms of said Note and any agreement modifying it
 are incorporated herein by reference.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-50, as amended, Code of Laws of South Carolina (1976): (i) all future advances and readvances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all renewals and extensions thereof; and (ii) all other indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether direct or indirect, the maximum amount of all indebtedness outstanding at any one time secured hereby not to exceed \$ _____, plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorney's fees, has granted, bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property:

All that certain piece, parcel, or lot of land in the State of South Carolina, County of Greenville, in Greenville Township, on the west side of Augusta Road, being known and designated as a portion of Lot No. 2 as shown on the plat of the McDaniel Property, recorded in the R.M.C. Office for Greenville County in Plat Book E at Page 218, and having according to a more recent survey the following metes and bounds:

BEGINNING at an iron pin on the Western side of Augusta Road 150 feet from the land formerly owned by Lupo, and running thence S. 60-45 W. 428 feet to an iron pin, which is 150 feet from the Old Augusta Road; thence S. 16-15 E. 153.94 feet to an iron pin; thence N. 60-45 E. 459 feet to an iron pin on the Western side of Augusta Road; thence with the western side of Augusta Road N. 29-15 W. 150 feet to the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of R. Kinard Johnson recorded in the R.M.C. Office for Greenville County in Deed Volume 569 at Page 127.

All that certain piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, on the Augusta Road, about three miles from Greenville Courthouse, being designated as Lot No. 1 on plat of McDaniel Property recorded in the R.M.C. office for Greenville County, and having the following metes and bounds:

BEGINNING at an iron pin on edge of the Augusta Road, corner of lot formerly belonging to W. R. Lupo, running thence along Lupo's line S. 80 W. 416 feet to iron pin in Old Augusta Road; thence along Old Augusta Road S. 5-52 W. 242.5 feet to bend; thence continuing along Old Augusta Road S. 1-45 E. 100 feet to corner of Lot No. 2; thence along line of Lot No. 2 N. 60-45 E. 578 feet to Augusta Road; thence along Augusta Road N. 29-15 W. 150 feet to the beginning corner, and containing 2.62 acres, more or less.

ALSO: All that other piece, parcel or lot of land situate in Greenville County, South Carolina, and adjoining the property above described, having the following metes and bounds:
 (Continued on Page Three)

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto, all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto).