

JUN 12 4 55 PM '79

DONNIE S. TANKERSLEY 12th day of JUNE
THIS MORTGAGE was made this 12th day of JUNE 1979, between the Mortgagor, SOUTHSIDE BAPTIST CHURCH, AN ELEEMOSYNARY CORPORATION (herein "Borrower"), and the Mortgagee, FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

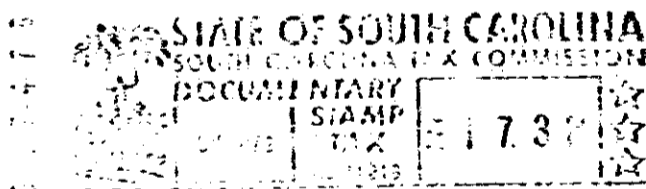
WHEREAS Borrower is indebted to Lender in the principal sum of FORTY THREE THOUSAND TWO HUNDRED FORTY-FIVE & 91/100 (\$43,245.91) Dollars, which indebtedness is evidenced by Borrower's note dated June 12, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 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 2i 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 lot of land in the county of Greenville, state of South Carolina, in or near the corporate limits of the City of Simpsonville, at the southwest corner of First Street (West Curtis Street) and Iselin Street, and having according to a survey made by H. G. Clarkson, Jr., RLS, April 19, 1979 the following metes and bounds, courses and distances, to-wit:

Beginning at an iron pin at the southwest corner of the intersection of Iselin Street and First Street (an old ip) and running thence with the southwest side of Iselin Street S. 24-50 E. 175 feet to an iron pin (new) corner of Woodside Mill property; thence with the line of said property S. 65-10 W. 175 feet to an iron pin (new); thence turning with the line of Woodside Mill property N. 24-50 W. 175 feet to an iron pin (new) on the southerly side of First Street; thence with the southerly side of said street N. 65-10 E. 175 feet to the beginning corner.

This is the same property conveyed to mortgagor by Grace Baptist Church, an eleemosynary corporation, by deed of even date herewith, to be recorded.



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which has the address of 2 Curtis Street Simpsonville
(Street) (City)
S. C. 29681 (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 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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