

First Federal of S. C.
PO Box 408
Greenville, S. C. 29602

1011 791

FILED
GREENVILLE S.C.
JAN 20 4 17 PM '84
DONNIE

MORTGAGE

THIS MORTGAGE is made this 27th day of December, 1983, between the Mortgagor, Emmanuel Temple Pentecostal Church, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixteen Thousand Eighty Five & 44/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 27, 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 12-30-93.....;

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 lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Gantt Township, being known and designated as Lot No. 91 as shown on a plat of Brookwood, being recorded in the R.M.C. Office for Greenville County in Plat Book BB at page 27; and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Gantt Drive, joint front corner of Lot Nos. 90 and 91, and running thence with the joint line of said lots, S. 87-58 E. 211 feet to an iron pin at the corner of Lot No. 4; thence with the line of said lot, N. 30-22 E. 107 feet to an iron pin at the rear corner of Lot No. 92; thence with the line of said lot, N. 88-00 W. 260.3 feet to an iron pin on the eastern side of Gantt Drive; thence with said drive, S. 3-15 W. 100 feet to the beginning corner.

ALSO: ALL that certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, being a portion of Lot No. 92 on a plat of Brookwood, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book BB, at Page 27, more fully described as follows:

BEGINNING at an iron pin on Gantt Drive, at corner of lot conveyed to Sallie Campbell; running thence along line of lands of Sallie Campbell, South 3-15 West 100 feet; running thence along line of Lot 91, North 88 West 185.3 feet; thence North 3-15 East 100 feet to point on Gantt Drive; thence with Gantt Drive, South 86-15 East 182.5 feet to the BEGINNING corner.

This being the same property conveyed unto the Mortgagor herein by deed from Emanuel Temple, The Progressive Church of Jesus, recorded October 17, 1969 in Deed Volume 877, at page 622, and by deed from Jackson T. Redmon and Roy A. Hannah, recorded November 5, 1969 in Deed Volume 878, at page 612, in the R.M.C. Office for Greenville County, South Carolina.

This is a Second Mortgage and is junior in lien to that mortgage executed by the mortgagors to First Federal of S.C. dated May 2, 1979 and recorded May 4, 1979 in the R.M.C. Office for Greenville County in Volume 1465 at Page 322, which has the address of 11 Bluff Drive, Greenville,

South Carolina 29605 (herein "Property Address"); Loan # 319244 0
(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.

GC10
JAN 20 84
084
4.0000

0791

8237