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LEATHERWOOD, WALKER, TODD & MANN

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MORTGAGE

THIS MORTGAGE is made this 17th day of November 19 77 between the Mortgagor, Trinity Presbyterian Church of Travelers Rest, a Corporation (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest a corporation organized and existing under the laws of the United States of America whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty-Five Thousand and No/100ths Dollars, which indebtedness is evidenced by Borrower's note dated November 17, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 1997.

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 together with all improvements thereon containing 4.4 acres more or less situate, lying and being on the southerly side of Howard Street in Paris Mountain Township, near Travelers Rest, Greenville County, State of South Carolina, and having according to a plat prepared by C. C. Jones, Civil Engineer dated September, 1957, entitled "Property of Trinity Presbyterian Church" and recorded in the RMC Office for Greenville County, South Carolina in Plat Book MM at Page 18, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Howard Street which iron pin is located 180 feet more or less from the southwestern corner of the intersection of Watson Road and Howard Street at the corner of property now or formerly of W. N. Watson, Jr. and Eugene Bailey Watson and running thence S. 25-00 E. 100 feet to an iron pin; thence S. 42-27 E. 592.9 feet to an iron pin; thence N. 62-15 E. 200 feet to an iron pin in the line of property now or formerly of Greenville County School District; thence with the line of said property now or formerly of Greenville County School District N. 31-15 W. 713.7 feet to an iron pin on the southerly side of Howard Street; thence with the southerly side of Howard Street S. 65-00 W. 300 feet to the point of beginning; and being the same property conveyed to the mortgagor herein by deed of Wyatt Aiken as Trustee recorded May 19, 1959 in the RMC Office for Greenville County in Deed Book 625, Page 173.

RECORDED IN RMC OFFICE
NOV 23 1977

which has the address of Howard Street Travelers Rest
(Street) (City)
S. C. (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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