

GREENVILLE CO. S. C.

OCT 26 12 26 PM '78

BONNIE S. TANKERSLEY  
R.M.C.

# MORTGAGE

BOOK 1448 PAGE 297

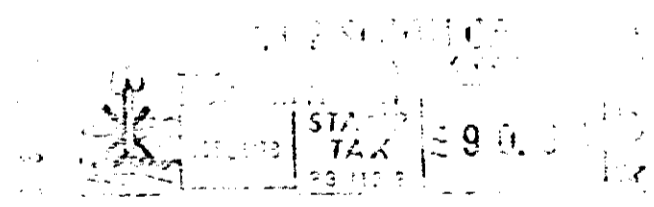
THIS MORTGAGE is made this 26th day of October, 1978, between the Mortgagor, CHOICE HILLS BAPTIST CHURCH (herein "Borrower"), and the Mortgagee, FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of TWO HUNDRED TWENTY-FIVE THOUSAND AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 26, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 1994;

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 lying in the State of South Carolina, County of Greenville, shown as Tract 3, containing 7.26 acres, more or less, on plat of J. B. Hawkins, Jr. Estate made by Dalton & Neves, dated January, 1949, and having the following courses and distances, on recent plat of property of Choice Hills Baptist Church, dted October 25, 1978, as follows:  
 BEGINNING at a point on Buncombe Road 14.3-feet from an iron pin at joint corner of Lots 2 and 3; thence N. 88-22 E. 817.0-feet to rear of Lot 2; thence S. 6-00 W. 387.4-feet to point in line of Tract 4; thence S. 88-23 W. 831.0-feet along line of Tract 4 across to iron pin on Edge of Buncombe Road and continuing along the edge of Old Buncombe Road; and thence N. 8-03 E. with road 389.3-feet to the point of beginning.

This being the same property conveyed to the mortgagors by deed of Homer Styles and Paul M. Vernon as recorded in the R.M.C. Office for Greenville County in Deed Book 1008, at Page 79 on June 29, 1976.



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which has the address of Old Buncombe Road, Greenville, S.C. (herein "Property Address");  
[Street] [City]  
[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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