

Mortgagee's Address:
P. O. Box 1268
Greenville, S. C. 29602

MORTGAGE

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THIS MORTGAGE is made this 23rd day of January 1980 between the Mortgagor, JOHN WESLEY UNITED METHODIST 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 Thirty-Five Thousand and no/100 (\$35,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 23, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 1995

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 constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, City of Greenville, on the southeastern corner of the intersection of Court Street and Fall Street being shown and designated on plat of John Wesley United Methodist Church, dated October 25, 1977, prepared by Piedmont Surveyors, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the southern side of Court Street and running thence S. 17-30 W. 79.0 feet to an old iron pin; thence N. 72-30 W. 6.0 feet to an iron pin; thence S. 17-30 W. 6.5 feet to an iron pin; thence N. 72-55 W. 69.35 feet to an old iron pin on the eastern line of Fall Street; thence along said Street N. 18-52 E. 86.91 feet to an iron pin at the southeastern corner of the intersection of Fall Street and Court Street; thence along Court Street S. 71-46 E. 73.40 feet to an old iron pin, the point of beginning.

DERIVATION: Deed of Samuel S. Thompson, recorded July 27, 1897 in Deed Book DDD at Page 147 and deed of W. A. Briggs and W. D. Browning recorded June 11, 1906 in Deed Book SSS at Page 391.

It is understood that a default in this mortgage constitutes a default on the mortgage dated April 14, 1978 and recorded May 3, 1978 in the R. M. C. Office for Greenville County in Mortgage Book 1430 at Page 916.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
INSTRUMENTARY
STAMP

which has the address of 101 E. Court Street Greenville, S. C. 29601 (herein "Property Address");

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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