

FILED  
GRAND JURY  
S. C.

# MORTGAGE

200-1526-363

DEC 6 12 25 PM '80

THIS MORTGAGE is made this 5th day of December, 1980, between the Mortgagor, Zion Hill Baptist Church (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of South Carolina, whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

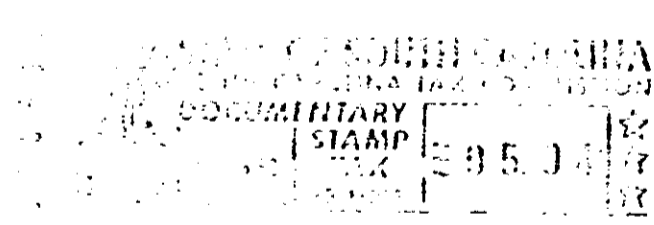
WHEREAS, Borrower is indebted to Lender in the principal sum of Twelve Thousand Six Hundred and No/100ths Dollars, which indebtedness is evidenced by Borrower's note dated December 5, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 1990.

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 situate, lying and being on the southern side of Glenn Road in the County of Greenville, State of South Carolina being shown and designated as Lot No. 4 on plat of The Glenn Farms, Block D, recorded in the R.M.C. Office for Greenville County in Plat Book M at Page 75 and having, according to a more recent plat entitled "Property of Zion Hill Baptist Church" prepared by Freeland & Associates dated December 3, 1980, the following metes and bounds, to-wit:

BEGINNING at a point on the southern side of Glenn Road at the joint front corner of Lots Nos. 3 and 4 and running thence with the line of Lot No. 3 S. 18-20 E. 158.1 feet to an iron pin at the joint rear corner of Lots Nos. 4 and 7; thence with the line of Lot No. 7 S. 72-34 W. 100.4 feet to an iron pin at the joint rear corner of Lots Nos. 4 and 5; thence with the line of Lot No. 5 N. 18-25 W. 143 feet to an iron pin on the southern side of Glenn Road; thence with the southern side of Glenn Road N. 64-00 E. 101.5 feet to the point of beginning.

Being the same property conveyed to the mortgagor herein by deed of Maude Arnold and Robert Arnold dated July 18, 1955 and recorded in the R.M.C. Office for Greenville County in Deed Book 530 at Page 361.



which has the address of 501 Glenn Road, Greenville, S. C. (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 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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