

FILED
GR... S. C.
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JOHN... BANKERSLEY
R.M.C.

MORTGAGE

BOOK 1564 PAGE 512

THIS MORTGAGE is made this 22nd day of February, 1982, between the Mortgagor, MOUNT ZION BAPTIST CHURCH

(herein "Borrower"), and the Mortgagee, Home Savings and Loan Association of the Piedmont, a corporation organized and existing under the laws of South Carolina, whose address is 208 East First Avenue, Easley, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of ONE HUNDRED EIGHTY THOUSAND AND NO/100 (\$180,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 22, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on twenty-five years from date

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 County of Greenville, State of South Carolina, Town of Fountain Inn, being shown and designated as 5.08 acres, more or less, on plat entitled "Survey for Mount Zion Baptist Church", dated September, 1979, and prepared by W.R. Williams, Jr., P.E. & L.S., and being more particularly described in accordance with said plat, to-wit: BEGINNING at an iron pin at the intersection of Mt. Zion Street and Gulliver Street and running thence along the edge of Gulliver Street the following courses and distances: S. 39-47-30 W., 273.1 feet to an iron pin; S. 40-01 W., 82.7 feet to an iron pin; S. 50-36-30 E., 100 feet; S. 73-22 W., 99.45 feet to an iron pin; S. 82-50 W., 222.46 feet to iron pin at the intersection of Gulliver Street and Duckett Street; thence along the edge of Duckett Street N. 11-52 E., 397.7 feet to iron pin at the joint property line of Grantee herein; thence along joint property line of Grantee herein N. 55-31 E., 441.3 feet to iron pin in the edge of Mt. Zion Street; thence along edge of Mt. Zion Street S. 35-29 E., 302.4 feet to the point of beginning. This being the same property conveyed to the above named mortgagor by deed of Frances Knight Boylston, dated October 1, 1979, recorded in Deed Book 1112, page 915 on October 3, 1979.

ALSO: ALL that piece, parcel or lot of land, with all improvements thereon or hereafter constructed thereon, situate, lying and being in the County of Greenville, State of South Carolina, Town of Fountain Inn, being shown and designated as 2.18 acres, more or less, on plat entitled "Property of Mount Zion Baptist Church", dated July 6, 1956, prepared by Carolina Engineering and Surveying Co., and recorded in the RMC Office for Greenville County in Plat Book HHH, at page 75B, and being more particularly described in accordance with said plat, to-wit: BEGINNING at an iron pin on the southwesterly side of Mount Zion Street, joint corner of property herein described and property now or formerly of Knight, which iron pin is located N. 37-51 W., 355 feet from the intersection of Mount Zion Street and East Gulliver Street; running thence along the common line of property herein described and property now or formerly of Knight S. 52-10 W., 503.4 feet to an iron pin; thence turning and running with the common line of property herein described and property now or formerly of Duckett N. 9-30 E., 374.2 feet to an iron pin; thence turning and running with property herein described and property now or formerly of Greenville County School District N. 52-30 E., 41.6 feet to an iron pin; thence continuing with property now or formerly of Greenville County School District N. 44-22 E., 187.6 feet to an iron pin on the southwestern side of Mount Zion Street; thence running with the right of way of Mount Zion Street S. 37-51 E., 279 feet to an iron pin, point of beginning. The property was conveyed to the above named mortgagor by deed of Permelia J. Knight recorded in Deed Book WW, page 641 on September 28, 1891. and by deed of Graves L. Knight recorded in Deed Book 115, page 460 on June 22, 1933.

This mortgage is executed by authority given to the Board of Directors of Mount Zion Baptist Church by Resolutions dated January 2, 1982 and January 10, 1982.

which has the address of 7.26 Acres, Mount Zion Street, Fountain Inn, South Carolina 29644 (herein "Property Address");

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP
FEB 22 1982
72.00

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns all 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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