

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
JAN 10 1983
F.D. 11218
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BOOK 1591 PAGE 369
FILED
GREER COUNTY, S.C.
JAN 10 9 33 AM '83
JOHN D. WYNNERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 17th day of December, 1982, between the Mortgagor, Wesley Chapel United Methodist Church, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Six Thousand and 00/100 (\$6,000) Dollars, which indebtedness is evidenced by Borrower's note dated _____, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January ..1., 1988

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.

Butler Township, on the Batesville Road, near Pelham containing 2 acres more or less, and having the following courses and distances:

BEGINNING at a point in the center of the Batesville Road (formerly called the Augusta Road), and running thence down the said road 3.95 chains to a stone; thence S. 77 E. 5.85 chains to a stone; thence N. 49 E. 2.78 chains to a stone on the old Hutchins line; thence along said line N. 63 1/2 W. 6.60 chains to the beginning corner.

This being the same property conveyed to mortgagor in Deed Book PP, Page 74, R.M.C. Office for Greenville County.

ALSO: All that certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, in Butler Township, near Batesville Road (Formerly Augusta Road), being a small triangular strip adjacent to the southeastern corner of tract presently owned by Wesley Chapel United Methodist Church. Reference is hereby made to a plat recorded in the R.M.C. Office for Greenville County in Plat Book PP at Page 74. The property is more fully described as follows:

BEGINNING at a point on the northern line of Lot No. 4 of the John Ward Estate property (Plat Book WW, Page 135), at the southeast corner of Wesley Chapel United Methodist Church property, and running thence with the line of Lot No. 4, S. 77-00 E. 35 feet to a point, new corner; thence as a new line northeast approximately 60 feet to a point on the original property line of grantee; thence therewith S. 49-00 W. approximately 75 feet to the point of beginning.

This being the same property conveyed to mortgagor by deed of O. M. Christopher recorded in the R.M.C. Office of Greenville County in Book 1370 page 914.

which has the address of Route 5, Batesville Road, (Pelham) Greer,
(Street) (City)
South Carolina 29651 (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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