



24,063.64
MORTGAGE

BOOK 1815 PAGE 751

THIS MORTGAGE is made this 2nd day of June 1983, between the Mortgagor, Glad Tidings Tabernacle (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-six Thousand Eighty-nine and 60/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 2, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 5, 1993.

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:

Parcel I

ALL that lot of land in the State of South Carolina, County of Greenville, fronting on the southern side of Wade Hampton Boulevard, in the City of Greer, being shown as all of Lots 10 and 11, the greater portion of Lot 9 and a small portion of Lot 8, on plat of property of W. Dennis Smith and H. J. Waters, recorded in Plat Book Y at Page 69, and being more particularly described as follows: BEGINNING at an iron pin on the southern side of Wade Hampton Boulevard, at the northwestern corner of Lot 11, and running thence S. 4-50 W. 190 feet to iron pin on the northern side of Mountain View Avenue; thence with said Avenue No. 78-52 E. 155 feet to iron pin in rear line of Lot 8; thence in a new line N. 12-11 W. 190.2 feet to pin on right of way of Wade Hampton Boulevard, which pin is N. 75.46 E. 17 feet from the joint corner of Lots 9 and 10; thence with said right of way S. 75-46 W. 89.5 feet to the point of beginning.

This is the identical property heretofore conveyed to Haley T. Walker by Glad Tidings Tabernacle Church by deed dated March 15, 1971, and recorded in Deed Book 910 at page 601 in the Office of Register of Mesne Conveyances.

Parcel II

ALL that piece, parcel or lot of land in Chick Springs Township, County of Greenville, state of South Carolina, in the City of Greer, located on Highway 415 and being more particularly described as follows:

BEGINNING at a stopper in the said Highway and running thence N. 31-28 W. 345 feet to an iron pin at the Burgiss Hills sub-division; thence along the said Burgiss Hills sub-division; thence S. 74-12 E. 517 feet to an iron pin new corner of lot #61; thence along the new line of lot #61 thence S. 64-16 W. 352.4 feet to the point of beginning on said Highway #415.

To Have and To Hold all and singular the premises before mentioned unto the said Glad Tidings Tabernacle Church, its successors and assigns, provided, nevertheless, it is the true intent and meaning of the parties to these presents that in case it should so happen at any time during the lifetime of the grantor or of his present wife Alice G. Walker that the premises herein mentioned and described are not maintained and used for religious purposes of said church then the estate herein granted in said premises shall cease and determine and it shall go over to the South Carolina District of the Assemblies of God, a South Carolina corporation, its successors and assigns, in fee simple absolute. If after the death of the grantor and his present

which has the address of H&Y- 101 Greer, SC 29651
(Continued on last page)

(Street) (City)
..... (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 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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