

State of South Carolina

Mortgage

1984-299

County of GREENVILLE

Words Used In This Document

(A) Mortgage—This document, which is dated February 8, 1984, will be called the "Mortgage".

(B) Mortgagor—CITY VIEW FIRST BAPTIST CHURCH will sometimes be called "Mortgagor" and sometimes simply "I". "Me", "my", "mine", "myself", and "us" refer to the Mortgagor.

(C) Lender—The South Carolina National Bank will be called "Lender" and sometimes simply "you". "Your" and "yours" refer to Lender. Lender is a national banking association which was formed and which exists under the laws of the United States of America.

Lender's address is P. O. Drawer 969, Greenville, S. C. 29602

(D) Note—The note, note agreement, or loan agreement signed by W. H. Payne, Treasurer and dated February 8, 1984 will be called the "Note". The Note shows that I have promised to pay Lender

_____ Dollars plus finance charges or interest at the rate of _____ % per year

\$20,008.04 Dollars plus a finance charge of \$18,027.16 Dollars

which I have promised to pay in full by February 10, 1994

If this box is checked, finance charges or interest under the Note will be deferred, accrued, or capitalized.

(E) Property—The property that is described below in the section entitled "Description Of The Property" will be called the "Property".

My Transfer To You Of Rights In The Property

On this date, because you loaned me the money for which I gave you the Note, I mortgage, grant and convey the Property to you, your successors and assigns, subject to the terms of this Mortgage. This means that by signing this Mortgage, I am giving you those rights that are stated in this Mortgage and also those rights that the law gives to lenders who hold mortgages on real property. I am giving you these rights to protect you from possible losses that might result if I fail to:

(A) Pay all the amounts that I owe you as stated in the Note and any future advances made under Paragraph 17 of this Mortgage.

(B) Pay, with interest or finance charges, any amounts that you spend under this Mortgage to protect the value of the Property and your rights in the Property.

(C) Keep all of my other promises and agreements under the Note and/or this Mortgage.

This Mortgage secures any renewals, extensions, and/or modifications of the Note.

Description Of The Property

(A) The Property which I mortgage, grant, and convey to you, your successors and assigns, is located in Greenville County and has the following legal description:

ALL that certain piece, parcel or lot of land with all improvements thereon situate, lying and being in the State of South Carolina, County of Greenville, in Greenville Township, on the southern side of Monaghan Avenue, near the City of Greenville, being known and designated as Lot No. 44 on plat recorded in RMC Office for Greenville County in Plat Book M, page 39, and having according to said plat the following metes and bounds, to wit:

BEGINNING at iron pin on southern side of Monaghan Avenue, joint front corner Lots 44 & 45, and running thence along southern side of Monaghan Avenue S. 53-05 E. 109 feet to iron pin at corner of property of City View School; thence along line of property of City View School S. 29-29 W. 187.8 feet to iron pin at rear corner of Lot 43; thence along rear line of Lot 43 N. 72-23 W. 176 feet to iron pin at joint rear corner Lots 42, 43, 44 & 45; thence along common line of Lots 44 & 45, N. 44-40 E. 246.7 feet to iron pin on south side of Monaghan Avenue, beginning corner.

This being same property conveyed to the Mortgagor herein by deed of Rhonda Faith Capps of even date herewith and recorded in the RMC Office for Greenville County simultaneously herewith.

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The Property also includes the following:

- (B) All buildings and other improvements that are located on the property described in paragraph (A) of this section;
- (C) All rights in other property I have as owner of the property described in paragraph (A) of this section. These rights are known as "easements, rights and appurtenances attached to the property";
- (D) All rents or royalties from the property described in paragraph (A) of this section;
- (E) All mineral, oil and gas rights and profits, water, water rights and water stock that are part of the property described in paragraph (A) of this section;
- (F) All rights that I have in the land which lies in the streets or roads in front of, or next to, the property described in paragraph (A) of this section;
- (G) All fixtures that are now or in the future will be on the property described in paragraphs (A) and (B) of this section, and, to the extent allowed by law, all replacements of and additions to those fixtures;
- (H) All of the rights and property described in paragraphs (B) through (F) of this section that I acquire in the future; and
- (I) All replacements of and/or additions to the property described in paragraphs (B) through (F) and paragraph (H) of this section.

You, your successors and assigns, are to have and to hold the Property, subject to the terms of this Mortgage.

25-07-01984

