

FILED
GREENVILLE, S.C.

OCT 23 1 59 PM '84 MORTGAGE

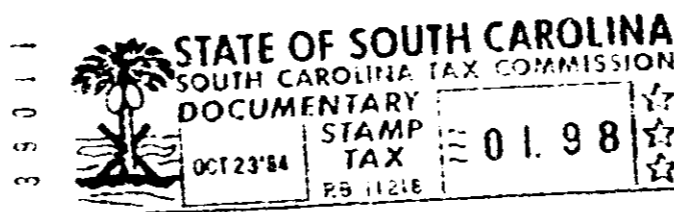
THIS MORTGAGE is made this 18th day of October, 1984, between the Mortgagor, St. Paul United Methodist Church, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Six Thousand Five Hundred Thirty Five Dollars & 98/100 ----- Dollars, which indebtedness is evidenced by Borrower's note dated October 18, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 30, 1989.....;

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 and the improvements thereon, situate, lying and being in the Oneal Township, on the east side of State Highway 101 between Oneal and Few's Chapel, containing one acre, more or less, and being the same property conveyed to St. Paul Methodist Church Trustees by deed of I. F. Reece recorded in Deed Book QQ, Page 687, R.M.C. Office, Greenville County, South Carolina and being the same lot upon which the church building is situated, *said Deed Dated Dec. 8, 1884.*

THIS is a second mortgage and junior in lien to that mortgage executed by St. Paul United Methodist Church to First Federal Savings and Loan of South Carolina, which mortgage is recorded in the R.M.C. Office of Greenville County in Book No. 1360 Page 293 Date February 17, 1976.



which has the address of Highway 101 North 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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