

United Federal Savings and Loan Association

GREENVILLE FILED
MAY 12 1998
Fountain Inn, South Carolina
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1431 PAGE 794

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE
Of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WELCOME BAPTIST CHURCH

(hereinafter referred to as Mortgagor) SEND(S) GREETING:
WHEREAS, the Mortgagor is well and truly indebted unto UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF Fountain Inn, S. C., (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by

reference, in the sum of Two Hundred Twenty Five Thousand and No/100 (\$225,000.00)----

DOLLARS (\$ 225,000.00), with interest thereon from date at the rate of 9.25 per centum per annum, said principal and interest to be paid as therein stated, and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable.

October 1, 1998

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does hereby grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

All that piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the northern side Old Anderson Road (S. C. Highway 81) being shown and designated as a 7.96 acre tract on plat entitled "Survey for Welcome Baptist Church" prepared by Robert R. Spearman, Surveyor, dated May 8, 1978 recorded in the RMC Office for Greenville County, South Carolina in Plat Book 6-Q, page 10, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the northern side of Old Anderson Road, (S. C. Highway 81) joint front corner of property herein described and property of R. D. Cothran; thence along the common line, N. 19-08 W. 263.55 feet to an old iron pin; thence continuing with common line of property herein described and property now or formerly of R. D. Cothran, N. 54-25 E. 820.53 feet to a new iron pin; thence turning and running, N. 24-27 W. 35 feet to a new iron pin; thence turning and running, N. 65-35 E. 175 feet to an old iron pin; thence turning and running along common line of property herein described and other property of Welcome Baptist Church, S. 19-00 E. 455.0 feet to an old iron pin on the northern side of Old Anderson Road (S.C. Highway 81); thence turning and running with said Highway, the following courses and distances, S. 65-08 W. 96.0 feet to a new iron pin; thence S. 65-23 W. 212.6 feet to a new iron pin; thence S. 65-25 W. 652.6 feet to a new iron pin, point of beginning.

This being the same property conveyed to the Mortgagor herein by deed of Paul Stegall recorded in Deed Book 1071, page 453 on January 6, 1978, and deed of Artie Bessie Wood recorded in Deed Book 1071, page 670 on January 10, 1978 also property from Gladys M. Cochran by deed dated May 8, 1970 in Deed Book 1078 at page 806.

COTG

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RECORDED
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STAMP
TAX \$ 90.00
MAY 12 1998

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