

MORTGAGE

1454 PAGE 16

THIS MORTGAGE is made this 27th day of December 1978, between the Mortgagor, Reedy Fork Baptist Church (herein "Borrower"), and the Mortgagee, UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN, a corporation organized and existing under the laws of the United States of America whose address is 201 Trade Street, Fountain Inn, S. C. 29644 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Ninety Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 27, 1978 (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, 1999

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 piece, parcel and lot of land, situate, lying and being in the County of Greenville, State of South Carolina, being a part of lot of land conveyed in trust and containing 1 1/2 acres more or less and having the following metes and bounds:

BEGINNING at a stone on the southern line of the said lot of land conveyed by said trust deed as above stated nearly midway on said line and running thence N. 1 1/2 E. 5.89 to a pine; thence S. 41 3/4 W. 7.88 to a stone at a corner, thence S. 88 E. 5.23 to the stone at the beginning.

THIS is the same property as conveyed to the mortgagor herein as shown by deed of W.M. Lenderman, Henry Harris, James Cox, W. A. Pepper and P. D. Huff, a majority of the trustees, recorded in the R.M.C. Office for Greenville County in Deed Book JJJ, at Page 660 on July 20, 1903.

ALSO, all that piece, parcel and lot of land, situate, lying and being in the County and State aforesaid and being the same parcel of land conveyed to William Lenderman, John S. Ashmore and others as Trustees by James Lenderman by his deed dated February 9, 1871 and recorded in the R.M.C. Office for Greenville County in Book CC at page 488 and described by courses and distances and metes and bounds in that deed as follows, to-wit:

BEGINNING at a rock 3xom, thence N. 41-3/4 E. 9.75 ch. to rock 3xom, thence S.22 1/2 E. 8.45 ch to rock 3xom thence west 10.40 ch. to the beginning corner and containing 3 5/8 acres more or less.

THIS is the same property as conveyed to the mortgagor herein as shown by Deed of St. Albans School District No. 4-A of Greenville County, recorded in the R.M.C. Office for Greenville County in Deed Book 267, at page 408 on September 27, 1944.

See Attached Addendum

which has the address of Rt. 4, Box 242, Piedmont, South Carolina 29673 (herein "Property Address");

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.

1000

4329 RV-2