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MORTGAGE

DONNIE S. TANKERSLEY

THIS MORTGAGE is made this 28 day of May 1979 between the Mortgagor, New Hope 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").

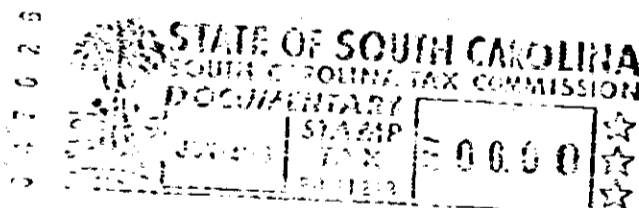
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifteen Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 28, 1979 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 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 lot of land situate in Austin Township, County of Greenville, State of South Carolina on the northern side of SC Highway 14 (being old U. S. 276) and being more fully shown in accordance with plat made for W. M. Balcome dated September, 1959 by C. O. Riddle and being more fully described in accordance with said plat, to-wit:

BEGINNING at an iron pin on the northeastern side of SC Highway 14 (old U. S. 276) joint front corner of property of grantors and New Hope Baptist Church and running thence N. 30 E., 200 feet to an iron pin; thence S. 63-15 E., 94.3 feet to an iron pin; thence S. 26-45 W., 199.7 feet to an iron pin on edge of said highway right of way; thence along said highway right of way N. 63-15 W., 105.7 feet to an iron pin, being the point of beginning.

This is the identical property conveyed to the mortgagor by deed of W. M. Balcome and Edith B. Balcome as recorded in the RMC Office for Greenville County in Deed Book 645, Page 447 recorded 3/4/60.



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which has the address of PO Box 13 Mauldin (Street) (City) South Carolina 29662 (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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