

BOOK 1520 PAGE 619  
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201 East North Street  
Greenville, SC 29601

FILED  
GREENVILLE CO. S.C. **MORTGAGE**

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THIS MORTGAGE is made this 9th day of October, 1980, between the Mortgagor, Tanglewood Baptist Church by its Trustees and Pastor, (formerly known as Julian Avenue Baptist Church) (herein "Borrower"), and the Mortgagee, Home Savings and Loan Association of the Piedmont, a corporation organized and existing under the laws of South Carolina, whose address is 209 East First Avenue, Easley, South Carolina (herein "Lender"). **PROFIT SHARING PLAN AND TRUST**

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Five Thousand and NO/100 (\$35,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 9, 1980 (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 1, 1990

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, lying and being in Greenville Township, Greenville County, State of South Carolina, in School District 6-E, and being known and designated as the Northwestern portion of Lot 39 of a subdivision of the property of the Estate of J. Rowley Yown, as shown on Plat thereof, recorded in the R.M.C. Office for Greenville County, in Plat Book J, Pages 258 and 259, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southeasterly corner of the intersection of Easley Bridge Road and Julian Avenue, and running thence along the southeasterly side of Easley Bridge Road N. 60-00 E. 90 feet to an iron pin on said lot; thence S. 30-55 E. 100 feet to an iron pin at the corner of a lot heretofore conveyed to Horace Smith; thence along the line of said lot S. 60-00 W. 90 feet to an iron pin at the corner of said lot on Julian Avenue; thence along the line of said Julian Avenue N. 31-05 E. 100 feet to the beginning corner.

ALSO: ALL the right, title, and interest of Margaret A. Coleman in and to a certain right of way for placing and maintaining a water line running across a portion of the original Lot 39 as conveyed to T. R. Hairston in Deed from H. L. Bumgardner recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 340 at Page 341.

This is the identical property conveyed to Tanglewood Baptist Church by Deed of Margaret A. Coleman dated April 12, 1974, recorded in the R.M.C. Office for Greenville, County, South Carolina, in Deed Book 997 at Page 85.

ALSO: ALL that certain piece, parcel or lot of land in Greenville Township, County of Greenville, State of South Carolina, known and designated as the northern half of Lot 38 of property of the Estate of J. Rowley Yown, according to plat by W. J. Riddle, surveyor, recorded in the R.M.C. Office for Greenville County in Plat Book I at Page 42, and having, according to said plat, the following metes and bounds, to-wit: (SEE ATTACHED RIDER)

which has the address of 2801 Old Easley Bridge Road, Greenville, South Carolina,  
[Street] [City] [State and Zip Code]

S.C. (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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