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GREENVILLE CO. S. C.

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JOHN D. HARRISLEY  
R.M.C.

**MORTGAGE**

BOOK 1594 PAGE 748

THIS MORTGAGE is made this 14th day of February, 1983, between the Mortgagor, Fellowship Presbyterian Church of Greer, S. C., (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Fifty-Six Thousand and No/100 (\$156,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 14, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 1987.

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 tract of land, together with all improvements thereon, situate, lying and being on the Southern side of Old Spartanburg Road (S. C. Highway 94), in the County of Greenville, State of South Carolina, and being shown and designated as Tract "C", containing 3.00 acres, more or less, on plat and survey for Fellowship Presbyterian Church, prepared by W. P. Williams, Jr., RLS, dated December 2, 1982, and having, according to said plat, the following courses and distances:

BEGINNING at a nail and cap near the center line of Old Spartanburg Road (S. C. Highway 94), joint front corner of the premises herein described and other property of the Mortgagor herein known as 1.00 acre tract, and running thence along a line near the center of Old Spartanburg Road (S. C. Highway 94), the following courses and distances: N. 56-37 E. 99.83 feet to a nail and cap; thence N. 55-19 E. 99.64 feet to a nail and cap; thence N. 54-25 E. 99.92 feet to a nail and cap; thence N. 53-18 E. 97.67 feet to a point near the center of said road near a stone head-wall and being the joint front corner of the premises herein described and other property of the Mortgagor known as 5.46 acre tract; and running thence with the line of said 5.46 acre tract, S. 2-09-30 E. 529.93 feet to an iron pin in the line of property known as Tract "A"; thence with the line of property known as Tract "A", N. 88-38 W. 300.0 feet to an iron pin at the joint rear corner of the premises herein described and said 1.00 acre tract referred to hereinabove; thence with the line of said 1.00 acre tract, N. 8-42 W. 296.77 feet to the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Puth H. Story (formerly Ruth H. Fowler), Sarah Harrett (formerly Sarah H. Dumit), and Mary H. Easterling, dated January 31, 1983, and recorded in the PMC Office for Greenville County, S. C. in Deed Book 1181, at Page 747, on February 1, 1983, and re-recorded in Deed Book 1182, at Page 418, on February 11, 1983.

which has the address of Old Spartanburg Road, Greer, Greenville, S. C. 29651 (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 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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