

Mail to:
Family Federal Savings & Loan Assn.
Drawer L
Greer, S.C. 29651

MORTGAGE

THIS MORTGAGE is made this 24th day of February 1978, between the Mortgagor, Trustees of Conestee Church of God of Prophecy, Savings & Loan Association (herein "Borrower"), and the Mortgagee, Family Federal Savings & Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 713 Wade Hampton Blvd., Greer, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eleven Thousand and no/100ths (\$11,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 24, 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 February 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 located in the State of South Carolina, County of Greenville, in the Village formerly known as the mill village of Reedy River Manufacturing Company, fronting on a Street southeast of Old McAbee Mill Road and a distance therefrom about 100 yards and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on said street, thence, S. 41 3/4 W. 100 feet to an iron pin; thence, with a line perpendicular to this line, 100 feet to an iron pin; thence, with a line parallel with said street, 100 feet to an iron pin; thence, 100 feet to the beginning corner, containing 20/86 of an acre more or less, being designated on the block book as No. 419-9-1.

DERIVATION: See deed of South Carolina Wesleyan Methodist Conference to Trustees of the Conestee Church of God of Prophecy as recorded on October 5, 1971, in Deed Book 926 at Page 576 in the R.M.C. Office for Greenville County, South Carolina.

ALSO, ALL that piece, parcel or lot of land located in Greenville County, State of South Carolina, being shown and designated as Lot No. 24 on a plat designated as Conestee, Plat No. 3, prepared by Madison H. Woodward and recorded in Plat Book Y at Page 121 in the R.M.C. Office for Greenville County.

DERIVATION: See deed of Elmer E. Wiggins and Edna B. Wiggins to Conestee Church of God of Prophecy as recorded October 5, 1971 in Deed Book 926 at Page 575 in the R.M.C. Office for Greenville County, South Carolina.

which has the address of Second Street Conestee,
[Street] [City]
S. C. 29636 (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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