

THE PALMETTO BANK
State of South Carolina
County of GREENVILLE

FILED
GREENVILLE S.C.

APR 29 12 16 PM '83

Mortgage of Real Estate 809-1004 PAGE 42

THIS MORTGAGE is dated

DONNIE S. WALKER
R.M.C. April 29, 19 83

THE "MORTGAGOR" referred to in this Mortgage is FIRST BAPTIST CHURCH OF SIMPSONVILLE

whose address is 106 Church Street, Simpsonville, SC 29681

THE "MORTGAGEE" is THE PALMETTO BANK

whose address is Post Office Box 728, Simpsonville, SC 29681

THE "NOTE" is a note from FIRST BAPTIST CHURCH OF SIMPSONVILLE

to Mortgagee in the amount of \$ 400,000.00 dated April 29, 1983. The Note and any documents renewing, extending or modifying it and any notes evidencing future advances are all referred to as the "Note" and are considered to be a part of this Mortgage. ~~THEX~~

~~THE AMOUNT OF THE NOTE IS XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ The amount of debt secured by this Mortgage, including the outstanding amount of the Note and all Future Advances under

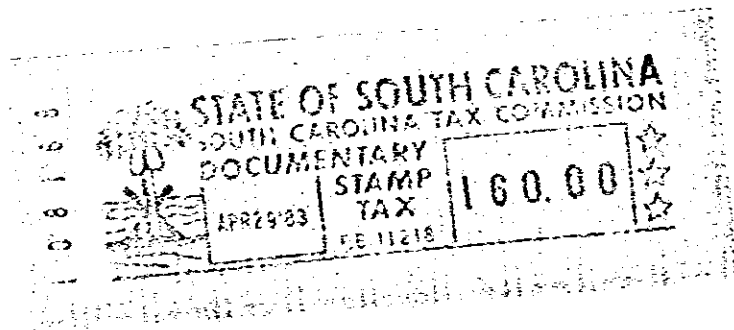
paragraph 13 below, shall at no time exceed \$ _____, plus interest, attorneys' fees not to exceed fifteen (15%) per cent of the unpaid debt, and court costs incurred in collection of amounts due hereunder, and Expenditures by Mortgagee under paragraph 5 below. Interest under the Note will be deferred, accrued or capitalized, but Mortgagee shall not be required to defer, accrue or capitalize any interest except as provided in the Note.

THIS MORTGAGE is given to secure to Mortgagee the repayment of the following amounts, with interest: (a) the indebtedness evidenced by the Note; (b) any Future Advances made under paragraph 13 below; (c) Expenditures by Mortgagee under paragraph 5 below; and (d) attorneys' fees, court costs and other amounts which may be due under the Note and this Mortgage. In consideration of the above indebtedness and for other valuable consideration which Mortgagor acknowledges receiving, Mortgagor does hereby mortgage, grant and convey to Mortgagee, and the Mortgagee's heirs, successors and assigns, the following described property:

ALL that certain piece, parcel or lot of land lying and being in Greenville County, State of South Carolina, being more fully described on a plat prepared for the First Baptist Church by J. L. Montgomery, III, RLS, dated April, 1973 and having according to said plat, the following metes and bounds, to-wit: Beginning at an iron pin at the inside edge of the sidewalk at the northeastern corner of the intersection of East Curtis Street and Church Street and running thence along Church Street N. 12-54 W. 277.4 feet to an iron pin; thence continuing along Church Street N. 13-01 W. 250.0 feet to an iron pin, the southeastern corner of the intersection of Church Street and College Street Extension; running thence along College Street Extension N. 72-50 E. 317.8 feet to an iron pin at the southwestern corner of the intersection of College Street Extension and Academy Street; thence running along Academy Street S. 5-03 E. 535.4 feet to an iron pin at the inside edge of the sidewalk located at the northwestern corner of the intersection of Academy Street and East Curtis Street and running thence along the inner edge of the sidewalk of Curtis Street S. 72-15 W. 244.5 feet to an iron pin at the inside edge of the sidewalk located at the northeastern corner of the intersection of East Curtis Street and Church Street, the point of beginning.

This being the same property conveyed to the FIRST BAPTIST CHURCH OF SIMPSONVILLE by deed of W. Ed Coker, C. Manley Baldwin, Jimmy C. Langston, Robert A. Pitts, J. Carol Chandler, and Wade H. Shaw as trustees for the First Baptist Church of Simpsonville and Ben A. Maynard as Chairman of the Board of Deacons for the First Baptist Church of Simpsonville dated April 29, 1983 and recorded in the RMC Office for Greenville County, South Carolina simultaneously herewith.

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TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto);

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