

MORTGAGE

1589 391

THIS MORTGAGE is made this 12th day of November 1984, between the Mortgagor, Highland Church of God (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of South Carolina whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

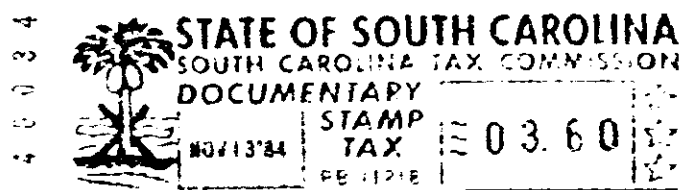
WHEREAS, Borrower is indebted to Lender in the principal sum of Twelve Thousand and No/100 (\$12,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 12, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 1994.

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 parcel or lot of land in Highland Township of Greenville County, South Carolina, located in the Highland Community and lying on the east side of road which leads from State Highway 101 to No. 414, being shown on a plat made for Luther M. Southern for Highland Church of God, by Terry T. Dill, Surveyor, dated July 1, 1967, as recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book GGG at Page 569, and having the following courses and distances:

BEGINNING on an iron bolt in the center of said road (iron pin on east bank of road), the northwestern corner of the lot, and running thence S. 71-00 E. 150 feet to an iron pin; thence S. 19-00 W. 290.4 feet to an iron pin; thence N. 71-00 W. 123 feet to an iron pin; thence running N. 0-30 W. 80 feet to an iron bolt in the center of said road; thence along center of said road, N. 19-00 E. 215 feet to the beginning, containing one (1) acre, more or less.

THIS being the same property that was conveyed unto the Mortgagors by deed of Luther M. Southern as recorded in Deed Book 824 at Page 340 on July 20, 1967.



which has the address of Route 1, Hart Street, Taylors, South Carolina 29687 (herein "Property Address");
(Street) (City)
(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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