

STATE OF SOUTH CAROLINA GREENVILLE CO. S. C. COUNTY OF GREENVILLE
 MORTGAGEE: First Union Mortgage Corporation
 BOOK 80 PAGE 574
 825423
 25th day of December, 1977

THIS MORTGAGE made this 25th day of December, 1977, among Rockvale Baptist Church (hereinafter referred to as Mortgagor) and FIRST UNION MORTGAGE CORPORATION, a North Carolina Corporation (hereinafter referred to as Mortgagee):

WITNESSETH THAT, WHEREAS, Mortgagor is indebted to Mortgagee for money loaned for which Mortgagor has executed and delivered to Mortgagee a Note of even date herewith in the principal sum of Thirteen Thousand and No/100 (\$ 13,000.00), the final payment of which is due on January 15, 1988, together with interest thereon as provided in said Note, the complete provisions whereof are incorporated herein by reference;

pin on the line of the Granger property; thence along the line of Granger property and Morgan property S. 40-07 E. 1,074.5 feet to an iron pin on the western side of Old Grove Road; thence along the western side of Old Grove Road, S. 13-04 E. 114.8 feet to an iron pin, the beginning corner.

This is the same property conveyed to John J. Dalton and Ray T. Dempsey as Trustees of Rockvale Baptist Church by deed of Lindsey of S. C., Inc. (formerly Lindsey Builders) recorded in the RMC Office for Greenville County, South Carolina in Deed Book 990, at Page 164 on December 7, 1973.

This mortgage is junior in lien to that certain mortgage in favor of Family Federal Savings and Loan Association in the principal amount of \$50,000.00, dated May 12, 1977, recorded in Mortgage Book 1377, Page 449, on the 13th day of May, 1977.

Together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in anywise incident or appertaining. Including but not limited to all buildings, improvements, fixtures, or appurtenances now or hereafter erected thereon, including all apparatus, equipment, fixtures, or articles, whether in single units or centrally controlled, used to supply heat, gas, air conditioning, water, light, power, refrigeration, ventilation or other services, and also together with any screens, window shades, storm doors and windows, screen doors, awnings, stoves and water heaters (all of which are declared to be a part of said real estate whether physically attached thereto or not).

TO HAVE AND TO HOLD the same with all privileges and appurtenances thereunto belonging to Mortgagee, its successors and assigns, forever, for the purposes hereinafter set out and Mortgagee covenants with Mortgagee, its successors and assigns, that Mortgagor is seized of, and has the right to convey, the premises in fee simple, that the premises are free and clear of all encumbrances except for a prior Mortgage of First Union Mortgage Corporation will warrant and defend title to the premises against the lawful claims of all persons whomsoever.

MORTGAGOR COVENANTS with Mortgagee, its heirs, successors and assigns as follows:
 APR 14 1983
 BY: *[Signature]* Vice President
 WITNESS: *[Signature]*

1. NOTE PAYMENTS. Mortgagor shall make timely payments of principal and interest on the above mentioned Note in the amounts, in the manner and at the place set forth therein. This Mortgage secures payment of said Note according to its terms, which are incorporated herein by reference.

2. TAXES. Mortgagor shall pay all taxes, charges and assessments which may become a lien upon the premises hereby conveyed before any penalty or interest accrues thereon and shall promptly deliver to Mortgagee (at its request) official receipts evidencing payment thereof. In the event of the passage after the date of this Mortgage of any law imposing a federal, state or local tax upon Mortgage or debts secured thereby, the whole principal sum (together with interest) secured by this Mortgage shall, at the option of Mortgagee, its successors and assigns, without notice become immediately due and payable.

GCTO -----2 DE 27 77 307

3.00CI

2.00CI
 1983 APR 14
 2.00CI