

572
GEORGIA, COBB COUNTY

DEED TO SECURE DEBT

200 (mortgage)
98

In consideration of
Twenty-three thousand and no/100 (\$23,000.00) Dollars
the receipt whereof is hereby acknowledged, International Church of the Foursquare Gospel
of Los Angeles County, California, of the first part, has this day bargained and sold and does hereby transfer
and convey unto the SHYRNA FEDERAL SAVINGS & LOAN ASSOCIATION, its successors and assigns, hereinafter
termed "Association" of the second part, the following described property, to-wit:

All that tract or parcel of land lying and being in Land Lot 448 of the
17th District, 2nd Section, Cobb County, Georgia, being more particularly
described as follows:

BEGINNING at a point on the North side of Powder Spring Street, 311 feet
West, as measured along the North side of Powder Spring Street, from the
intersection of the North side of Powder Spring Street with the East side
of Land Lot 448; running thence West, along the North side of Powder Spring
Street, 259 feet to an iron pin; thence East 259 feet to an iron pin; thence
South 373 feet to the North side of Powder Spring Street, 311 feet of beginning.

UNION FEDERAL
S+L ASSN. FORMERLY
SHYRNA FEDERAL
ASSN. COBB, GA.
BY JAMES A. LEE

1-4-88
1024
247
1623

GEORGIA INTANGIBLE TAX PAID
\$69.90
1968
Paul E. Thomas
TAX COMMISSIONER
Cobb County

together with any built-in stove, refrigerator, freezer, oven, washing machine, dryer, disposal unit and including all heating,
plumbing and lighting fixtures and equipment attached to or used in connection with said real estate.

TO HAVE AND TO HOLD said premises in fee simple; and said first party warrants said premises to be unencumbered,
and that possession of same and the lawful right to convey same is in said first party, and said first party will warrant and
forever defend said premises to said Association, its successors and assigns against the lawful demands of all persons
whomsoever.

This conveyance shall be construed as a deed passing title and not as a mortgage and is intended to secure a debt
evidenced by a note for the principal sum of

Twenty-three thousand and no/100 (\$23,000.00) Dollars,
executed this date by said first party to the order of said Association with interest thereon from date, said principal and
interest being payable in equal monthly installments of
Two Hundred Thirteen and 30/100 (\$ 213.30)

commencing on the 22nd day of May 1968 and on the 22nd day of each month thereafter
until the principal and interest are fully paid, except that the final payment of the entire indebtedness evidenced by

said note, if not sooner paid, shall be due and payable on the 22nd day of April 1983 the terms
and conditions being more fully set out in said note. This deed also secures any other indebtedness due said Association
now existing or hereafter created and it is expressly agreed that the Association may make an additional loan or loans or
future advances to the party of the first part or any successor in title and such additional loans or advances shall be secured
by this deed to secure debt. So long as this deed to secure debt is not cancelled by the Association the debt secured
hereby may be increased by advances from time to time to the party of the first part or his successors in title and the terms
of repayment and other conditions thereof may be modified, and said deed shall constitute a first and paramount lien on the
property described herein securing all indebtedness due the Association until actually cancelled by it. It is the purpose of
this deed to secure debt to operate as a continuing security deed, and shall secure any indebtedness in favor of the Association
created at any time before this instrument is actually cancelled.

First party further agrees that the Association, its successors or assigns, shall be subrogated to all right, title, lien,
or equity of all persons to whom it may have paid moneys in settlement of liens, charges, or in acquisition of title of or for
its benefit hereunder, or for the benefit and account of the first party at the time of making the loan evidenced by this
security deed, or subsequently under any of the provisions herein.

The said first party and the heirs, legal representatives, successors and assigns of said first party covenant and agree
to pay when due all taxes, assessments, and other charges levied or assessed against said property and furnish receipts
therefor, if requested; to keep all improvements on said property in good order and repair and not to do or permit waste
thereof or thereon; to keep said improvements insured against fire and tornado in such sum and with such company as said

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Association may require to pay all premiums thereon promptly when due, such insurance to carry clauses approved by said Association providing that loss or damage shall be payable to said Association as its interest may appear. Said Association may pay any taxes, assessments or insurance premiums which the first party may have failed to pay and amounts so paid in addition to a charge of four (4) cents for each dollar so paid to cover the extra expense involved in making such payment shall become a part of the principal hereby secured. Should the first party fail to pay any installment due on said indebtedness within thirty days from the last day of the month in which the installment is due or fail to repay said Association any taxes, assessments, or insurance premiums advanced by it within thirty days after such advance, or breach any covenant of this deed or said note, said Association, its successors or assigns may, at its option and without notice, declare the entire indebtedness due. The foregoing covenants and agreements are fully set out in said note, the terms whereof are hereby made a part of the instrument, as are also all other covenants and agreements contained in said note.

It is expressly agreed that if there shall be any change in the ownership or use of the premises covered by this Deed to Secure Debt without the consent of the Association, the entire principal and all accrued interest shall become due and payable at the election of the Association. It is agreed, at the option of the Association, the Association may without notice to the first party deal with any successor in interest with reference to this Deed to Secure Debt and the debt hereby secured, in the same manner as with the party of the first part without in any way releasing or discharging the party of the first part's liability hereunder or upon the debt hereby secured.

In the event of any such default or breach of covenant, said Association, its successors, assigns or attorneys may enter upon and take possession of said premises, collect the rents thereon, and sell said property at public auction before the Courthouse door in the County in which said land is located, to highest bidder for cash, after first giving notice of the time, place and terms of the sale by advertisement once a week for four weeks immediately preceding such sale (but without regard to number of days) in some newspaper published in said County, all other notice being hereby waived; and said Association, its successors or assigns, or its agents or attorneys are hereby constituted and appointed the true and lawful attorney in fact for said first party to sell said property in accordance herewith and to execute and deliver to the purchaser conveyance of title in as full and ample manner as said first party could do in person and the recitals therein as to the happening of the default shall be conclusive and binding upon said first party, heirs, assigns and legal representatives. The proceeds of the sale are to be applied first to said indebtedness and expenses of sale and the remainder if any, may be paid in the discretion of the Association, either to the party of the first part or his successors or assigns, or may be applied to the payment of any liens, taxes or encumbrances against the property herein described; and the payment of the remainder in any manner provided for herein shall constitute a full and complete discharge of all liability of the Association with respect to such remainder. Said Association, its successors and assigns, may bid and purchase at said sale. In the event of such sale, said first party or any other person in possession of said premises shall immediately become tenants holding over and subject to be summarily dispossessed. The powers herein granted are coupled with an interest and are irrevocable by death or otherwise, and are cumulative to other remedies now provided by law.

When the indebtedness hereby secured shall have been paid in full, the Association will cancel and discharge these presents in the form provided by the applicable laws of Georgia.

IN WITNESS WHEREOF the said first party has hereunto set ICS hand and seal this day

22nd day of January, 1968

Signed, sealed and delivered in the presence of:

Gloria Garrison
Gloria Garrison
Howard P. Courtney, Jr.
Notary Public

INTERNATIONAL CHURCH OF THE
FOURSQUARE GOSPEL
BY: Rolf E. McPherson (SEAL)
Rolf E. McPherson, President
BY: Herman D. Mitzner (SEAL)
Herman D. Mitzner, Secretary

Georgia, Cobb County, Clerk's Office Superior Court
At 10:24 AM
February 29, 1968
TYRE LEE TERRY, Clerk

This debt which this instrument was given to secure having been paid in full, this instrument is hereby cancelled and the Clerk of the Superior Court of County, Georgia, is hereby authorized and directed to mark it
satisfied of record.

NO 149-C
(Corporation)

STATE OF CALIFORNIA }
COUNTY OF Los Angeles } ss.

On January 26, 1968 before me, the undersigned, a Notary Public in and for said State, personally appeared Rolf E. McPherson known to me to be the President, and Herman D. Mitzner known to me to be the Secretary of the corporation that executed the within instrument, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

Howard P. Courtney, Jr.
HOWARD P. COURTNEY, JR.
My Commission Expires Feb. 16, 1969
Name (Typed or Printed)

OFFICIAL SEAL
HOWARD P. COURTNEY, JR.
NOTARY PUBLIC, CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY

(This area for official notarial seal)