

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Mortgage of Real Estate

1032-1005

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS

John M. Mott

Michael Melehes

hereinafter referred to as Mortgagor, as well as and truly indebted to
hereinafter referred to as Mortgagee, as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are
incorporated herein by reference, in the sum of **Twenty Six Thousand Eight Hundred (\$26,800) Dollars**,
due and payable **March 9, 1984**

with interest thereon from date at the rate of **12%** per centum per annum to be paid **monthly**

WHEREAS the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to
or for the Mortgagee's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes;

NOW KNOW ALL MEN That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof,
and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for
his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagee in hand well
and truly paid by the Mortgagor at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged,
has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors
and assigns:

**ALL that certain, piece, parcel or lot of land, situate, lying and
being in the County of Greenville, State of South Carolina, being
shown and designated as Lot No. 4 on plat of property of James M.
Edwards, prepared by Dalton and Neves, dated March 1954, and recorded
in the RMC Office for Greenville County in Plat Book EE at Page 60,
and having, according to said plat, the following metes and bounds,
to-wit:**

**BEGINNING at an iron pin on the southeast edge of Highway 29 where it
intersects with a 36 foot uncut street (now Arundel Road) and running
thence with Arundel Road S. 47-80 E. 325 feet to an iron pin; thence
S. 42-52 W. 192 feet to an iron pin; thence N. 47-80 W. 325 feet to an
iron pin on Highway 29; thence with Highway No. 29 N. 42-52 E. 192
feet to the point of beginning.**

DERIVATION: Deed Book 1118, page 771, January 11, 1980. MICHAEL MELEHES

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or
appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and
lighting fixtures now or hereafter attached, installed, or fitted thereto in any manner, it being the intention of the parties hereto that
all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good
right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encum-
brances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises
unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever claiming the same or any part thereof.

The Mortgagor further covenants and agrees as follows:

1. That this mortgage shall secure the Mortgagor for such further sums as may be advanced hereafter, at the option of the Mort-
gagee, for the payment of taxes, insurance premiums, public assessments, repairs, or other purposes pursuant to the covenants herein.
This mortgage shall also secure the Mortgagor for any further loans, advances, reimbursements or credits that may be made hereafter to the
Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face
hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mort-
gagee unless otherwise provided in writing.

2. That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required
from time to time by the Mortgagee against fire and any other hazards specified in the Mortgagee's policy, in an amount not less than the
mortgage debt, or in such amounts as may be required by the Mortgagee, and no company insurable to it, and that all such policies
and receipts therefor shall be held by the Mortgagee, and have attached thereto all possible clauses in favor of, and in form acceptable
to the Mortgagee, and that it will cause the insurance to be renewed when due, and that it does hereby assign to the Mortgagee the proceeds of
any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss
directly to the Mortgagee to the extent of the mortgage owing on the Mortgage debt, whether due or not.

3. That it will keep all improvements now existing or hereafter erected in good repair, and in the case of a reconstruction loan,
that it will continue reconstruction of the mortgaged premises without interruption, and should it fail to do so, the Mortgagee may, at its option,
change the expenses for such repairs or reconstruction to the mortgage debt.

4. That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, fees or other imposi-
tions against the mortgaged premises. That it will comply with all governmental and municipal laws and regulations affecting the mort-
gaged premises.

5. That if he dies or becomes incompetent, or if any of the mortgaged premises shall be sold, partitioned, conveyed, or otherwise
disposed of, the mortgagor shall be bound to pay to the Mortgagee, or to the holder of the mortgage, the balance of the mortgage debt, and the
interest thereon, at the time of the sale, partition, conveyance, or other disposition of the premises, and to execute all necessary papers
and documents to carry out the terms of the mortgage, and the Mortgagee shall be bound to pay the balance of the mortgage debt, and
the interest thereon, at the time of the sale, partition, conveyance, or other disposition of the premises, and to execute all necessary
papers and documents to carry out the terms of the mortgage.

6. That if there is a forfeiture of the mortgage for any reason, the Mortgagor shall be bound to pay to the Mortgagee, or to the holder of the mortgage,
the balance of the mortgage debt, and the interest thereon, at the time of the forfeiture, and to execute all necessary papers and
documents to carry out the terms of the mortgage, and the Mortgagee shall be bound to pay the balance of the mortgage debt,
and the interest thereon, at the time of the forfeiture, and to execute all necessary papers and documents to carry out the terms
of the mortgage.

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