



BOOK 1034 PAGE 8

Documentary Stamps are figured on the amount financed: \$9,203.41.

# MORTGAGE

THIS MORTGAGE is made this 26th day of July 1983, between the Mortgagor, Gerald C. Melton and Mary C. Melton (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twelve thousand nine hundred Twenty and 40/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 26, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 15, 1988

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 certain piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, being shown and designated as lot 14 and the southeastern one-half of Lot 13 in a subdivision known as LAKEWOOD, plat of which is recorded in the RMC Office for Greenville County in Plat Book BBB at Page 181, and having the following metes and bounds, to-wit:

Beginning at an iron pin on the northwestern side of Balcome Boulevard at the joint front corner of lots 14 and 19 and running thence with the said side of Balcome Boulevard, N. 53-54 E., 176.5 feet to an iron pin at the intersection of Balcome Boulevard and Evergreen Circle and running thence with the curve of said intersection (the chord of which is N. 5-22 E.), 33.8 feet to an iron pin on the southwestern side of Evergreen Circle and running thence with the said side of Evergreen Circle, N. 43-09 E., 175 feet to an iron pin in the center of the front line of lot 13 and running thence with a line through the middle lot 13, S. 46-51 W., 200 feet to an iron pin; thence S. 43-09 W., 175.4 feet to an iron pin, the point of beginning.

This is the same property conveyed to Grantors by deed recorded in Deed Book 876 at page 122. Also see Deed Book 834, Page 192 and Deed Book 832, Page 107.

This conveyance is subject to all restrictions, set back lines, roadways, easements and rights-of-way, if any, appearing of record, on the premises or on the recorded plat, which affect the property hereinabove described.

This is the same property conveyed by deed of Danny M Smith unto Gerald C Melton and Mary C Melton, dated June 7, 1976, recorded June 7, 1976 in volume 1037 at page 534 of the RMC Office for Greenville County, Greenville South Carolina.

which has the address of Rt 1, Evergreen Circle Simpsonville, SC 29681 (herein "Property Address");

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 seised 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.

2 SE 283 1115

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