

WHEN RECORDED MAIL TO

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FILED
GREENVILLE CO. S.C.
DEC 27 4 22 PM '84
DONNIE J. JISLEY

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SPACE ABOVE THIS LINE FOR RECORDER'S USE

MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on December 27 19 84. The mortgagors Thomas L. Melton, Jr. and Glenda S. Melton ("Borrower"). This Security Instrument is given to Bankers Mortgage Corporation, which is organized and existing under the laws of South Carolina, and whose address is P.O. Drawer F-20, Florence, South Carolina 29503 ("Lender"). Borrower owes Lender the principal sum of Forty Six Thousand and No/100ths Dollars (U.S. \$ 46,000.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on January 1, 2015. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in GREENVILLE County, South Carolina:

ALL that piece, parcel or lot of land situate, lying and being on the northeastern side of Shannon Drive, near the City of Greenville, in the County of Greenville, State of South Carolina and known and designated as Lot No. 24 of a subdivision known as McSwain Gardens, plat of which is recorded in the RMC Office for Greenville County in Plat Book GG, at Page 75, and according to said plat has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Shannon Drive at the joint front corner of Lots No. 23 and 24 and running thence with the joint line of said lots N. 43-37 E. 169.5 feet to an iron pin; running thence with the line of Lot No. 26 S. 46-42 E. 100 feet to an iron pin at the joint rear corner of Lot Nos. 24 and 25; running thence S. 43-37 W. 170.1 feet to an iron pin on the northeastern side of Shannon Drive; running thence with the northeastern side of said Drive N. 46-20 W. 100 feet to an iron pin, the point of beginning.

This being the same property conveyed unto the Mortgagors by deed of D. Arnold Rampey and Phyllis A. Rampey executed and recorded of even date herewith.

which has the address of 407 Shannon Drive Greenville
[Street] [City]
South Carolina 29615 ("Property Address");
[Zip Code]

TO HAVE AND TO HOLD such property 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 rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument 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 and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

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