

JUN 26 9 50 AM '78

MORTGAGE

DONNIE S. TANKERSLEY

THIS MORTGAGE is made this 23 day of June, 1978, between the Mortgagor, William H. Mellman and Susan A. Mellman (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-Two Thousand Two Hundred and NO/100ths (\$52,200.00) Dollars, which indebtedness is evidenced by Borrower's note dated (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2003;

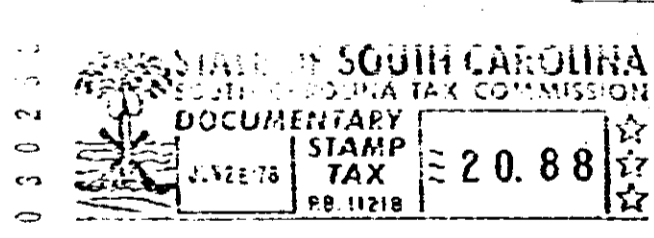
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 the City of Greenville, County of Greenville, State of South Carolina, together with all of the improvements thereon, on the north side of East Park Avenue, BEGINNING at an iron pin on the north side of East Park Avenue, 90 feet from the intersection of said avenue and Vannoy Street, at corner of Lot No. 35, and running thence with line of said lot No. 35, N. 26-59 E. 172.5 feet to an iron pin on an alley; thence along line of said alley, S. 63-01 E. 70 feet to an iron pin, corner of Lot No. 33; thence S. 26-59 W. 172.6 feet to an iron pin on East Park Avenue; thence along the line of East Park Avenue N. 63-01 W. 70 feet to the beginning corner, said lot being shown as Lot No. 34 on plat of property of W. C. Cleveland, recorded in the R.M.C. Office for Greenville County in Plat Book "B", at page 11.

This property is conveyed subject to all restrictions, easements, and zoning ordinances of record or on the ground affecting said property.

This being the same property conveyed unto William H. Mellman and Susan A. Mellman by deed of Mollie J. Flowers, dated and recorded concurrently herewith.

Title to property vested in Mollie J. Flowers by deed of Thomas Earl Flowers, dated March 21, 1972, recorded in Deed Book 961 at Page 410 in the aforesaid records.



which has the address of 205 East Park Avenue Greenville
(Street) (City)
S. C. (herein "Property Address");
(State and Zip Code)

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 seized 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.

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