

AUG 5 2 28 PM '81

First Federal Savings & Loan Association
301 College St.
Greenville, S.C. 29601

LONNIE S. TANKERSLEY
R.M.C.

BOOK 1549 PAGE 99

MORTGAGE

THIS MORTGAGE is made this 5th day of August, 1981, between the Mortgagor, RALPH M. MELLOR AND KATHERINE D. MELLOR, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

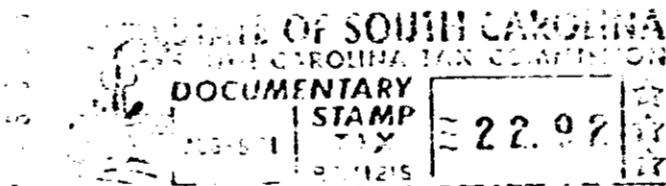
WHEREAS, Borrower is indebted to Lender in the principal sum of FIFTY SEVEN THOUSAND THREE HUNDRED AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 5, 1981, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on Sept 1, 2001.....;

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 piece, parcel or lot of land, with all buildings and improvements thereon, situate, lying and being in Greenville County, State of South Carolina, on the southeastern side of Wellesley Way, being known and designated as Lot No. 58 on a plat of Huntington, Sheet No. 3, made by Piedmont Engineers and Architects, dated May 4, 1968, recorded in the RMC Office for Greenville County in Plat Book WWW at page 25, and also shown on a plat entitled "Property of E. Don Rott and Karen K. Rott" made by Piedmont Engineers and Architects, dated December 11, 1967, and recorded in the RMC Office for Greenville County in Plat Book VVV, page 173, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southeastern side of Wellesley Way at the joint front corner of Lots No. 58 and 59, and running thence with the common line of said lots, S. 39-59 E., 335.0 feet to an iron pin; thence S. 49-02 W., 113.5 feet to an iron pin; thence S. 75-22 W., 195.0 feet to an iron pin at the joint rear corner of Lots No. 57 and 58; thence with the common line of said lots, N. 23-01 W., 280.0 feet to an iron pin on the southeastern side of Wellesley Way; thence with the curve of the southeastern side of Wellesley Way, the chords of which are: N. 59-02 E., 134.4 feet and N. 44-55 E., 75.6 feet, the point of beginning.

DERIVATION: Deed of George E. Smith and Gretchen D. Smith, recorded in the RMC Office for Greenville County on August 5, 1981 in Deed Book 1153 at page 59.



which has the address of Rt. 2, Wellesley Way Greenville,
(Street) (City)
South Carolina 29607 (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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