



MORTGAGE

800-1500 MAR 95

THIS MORTGAGE was made this 19 day of FEBRUARY 1982 by the Mortgagor, HENRY A. MELANCON AND JOAN B. MELANCON (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of NINE THOUSAND TWO HUNDRED SEVENTY ONE AND 80/100 Dollars, which indebtedness is evidenced by Borrower's note dated 2-19-82 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 2-20-87

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 on the south-eastern side of Balcombe Boulevard, in the county of Greenville, State of South Carolina, being known and designated as Lot 25 on plat of Addition to Lakewood recorded in the RMC Office for Greenville County in Plat Book 4-F, Page 38, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the southeastern side of Balcombe Boulevard at the north-eastern corner of subject lot and running thence S. 48-01 E. 131 feet to an iron pin; thence S. 12-09 E. 101 feet to an iron pin; thence S. 77-51 W. 214.2 feet to an iron pin; thence N. 16-06 W. 117.5 feet to an iron pin; thence following the curve of the northwestern corner of said lot, the chord of which is N. 18-54 E. 41.1 feet, to an iron pin; thence along the southeastern side of Balcombe Boulevard N. 53-54 E. 138 feet to the point of beginning.

This conveyance is subject to such easements, rights-of-way and restrictions as appear on the property or as recorded in the RMC Office for Greenville County.

This is the same property conveyed by deed of Levis L. Gilstrap dated April 26, 1971, recorded April 27, 1971 in book 913 on page 533 in the RMC Office for Greenville County, South Carolina.

which has the address of RT. 1, BOX 106, BALCOMBE RD., SIMPSONVILLE, S.C. 29681 (Street) (City) (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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