

Aug 9 11 33 AM '84

MORTGAGE

THIS MORTGAGE is made this 3rd day of August 19 84, between the Mortgagor, Kevin E. Melton and Deborah K. Melton, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, 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").

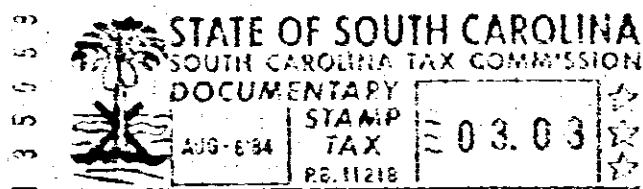
WHEREAS, Borrower is indebted to Lender in the principal sum of Ten Thousand Three and 03/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 3, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 30, 1994.....;

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 in the County of Greenville, State of South Carolina, Fairview Township, known and designated as a portion of Tract D, property of Robert Suddeth, recorded in Plat Book 4-I at Page 151 and, according to a more recent survey and plat by Freeland and Associates, dated November 10, 1980 entitled "Survey for K. E. Melton" recorded in Plat Book 8-J at Page 46, having the following metes and bounds, to wit:

BEGINNING at an iron pin on the northern side of Heron Drive, approximately 300 feet in a north easterly direction from Scuffletown Road, and running thence N. 38-15 W. 261.6 feet to an iron pin; thence N. 53-47 E. 149.5 feet to an iron pin; thence S. 37-36 E. 289.4 feet to an iron pin on the northern side of Heron Drive, thence with said Heron Drive S. 64-20 W. 149.8 feet to an iron pin, the point of BEGINNING.

This is the same property conveyed to the mortgagors by deed of Carolina Springs Fold and Country Club, Inc. recorded December 12, 1980 in Deed Book 1138 at Page 873.

This is a second mortgage junior in lien to that mortgage recorded on December 12, 1980 in the RMC Office of Greenville County in Book 1527 at Page 457.



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which has the address of Rt. 2, Scuffletown Rd., Fountain Inn, S. C. 29644 (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 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.