

Mortgagee's address: P.O. Box 1329, Greenville, S.C. 29602

FILED
GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MAR 14 4 32 PM '79
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Michael Melehes

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & Trust Company

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Two Hundred Sixty-Eight Thousand and No/100-----

----- Dollars (\$ 268,000.00 due and payable
in ten (10) equal annual installments of Twenty-Six Thousand Eight Hundred and No/100
(\$26,800.00) Dollars each; the first installment being due March 6, 1980, and each year
thereafter until paid in full, with interest thereon from date at Southern Bank & Trust
Company prime interest rate plus 2%, said interest rate not to go below 8% nor above 10%,
~~with interest thereon from~~ ~~at the rate of~~ ~~per centum per annum, to be paid.~~
interest being payable monthly beginning April 6, 1979, and each month thereafter until
paid in full. Mortgagor reserves the right to prepay without penalty.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

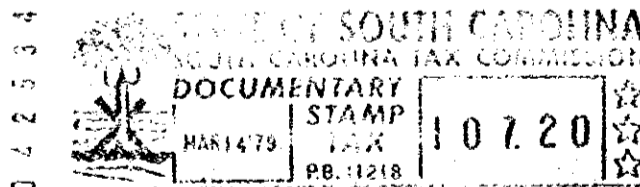
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville

ALL that piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, being shown as Lot #4 on plat of property of James M. Edwards, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeast edge of Highway 29 where it intersects with a 36 foot uncut street (now Arundel Road) and running thence with Arundel Road S. 47 E., 325 feet to an iron pin; thence S. 43 W., 192 feet to an iron pin; thence N. 47 W., 325 feet to an iron pin on Highway #29, N. 43 E., 192 feet to the point of beginning.

THIS is the same property conveyed to the mortgagor herein by deed of John H. Hammon, Jr. as recorded in the RMC Office for Greenville, S.C. in Deed Book 1031 at Page 687; and by deed of John Conits as recorded in Deed Book 1098 at Page 444.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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