

State of South Carolina)
County of Greenville)

Mortgage

101-100-1-1-816

GREENVILLE S.C.
March 30 4 45 PM '84
MARRIOTT LASHLEY

Words Used In This Document

- (A) **Mortgage**—This document, which is dated March 30, 1984, will be called the "Mortgage".
- (B) **Mortgagor**—Arturo R. Melosi and Holly Magill Melosi will sometimes be called "Mortgagor" and sometimes simply "I", "Me", "my", "mine", "myself", and "us" refer to the Mortgagor.
- (C) **Lender**—The South Carolina National Bank will be called "Lender" and sometimes simply "you". "Your" and "yours" refer to Lender. Lender is a national banking association which was formed and which exists under the laws of the United States of America.

Lender's address is P. O. Box 969, Greenville, South Carolina

- (D) **Note**—The ~~note~~ note agreement, or loan agreement signed by Melosi Incorporated and dated 3-30-84, 1984, will be called the "Note". The Note shows that I have promised to pay Lender twelve one-half (12 1/2%) (13%) ~~thirteen~~ per year

\$80,000.00 Dollars plus finance charges or interest at the rate of thirteen % per year

_____ Dollars plus a finance charge of _____ Dollars

which I have promised to pay in full by April 1, 1985

If this box is checked, finance charges or interest under the Note will be deferred, accrued, or capitalized.

- (E) **Property**—The property that is described below in the section entitled "Description Of The Property" will be called the "Property".

My Transfer To You Of Rights In The Property

On this date, because you loaned me the money for which I gave you the Note, I mortgage, grant and convey the Property to you, your successors and assigns, subject to the terms of this Mortgage. This means that by signing this Mortgage, I am giving you those rights that are stated in this Mortgage and also those rights that the law gives to lenders who hold mortgages on real property. I am giving you these rights to protect you from possible losses that might result if I fail to:

- (A) Pay all the amounts that I owe you as stated in the Note and any future advances made under Paragraph 17 of this Mortgage.
- (B) Pay, with interest or finance charges, any amounts that you spend under this Mortgage to protect the value of the Property and your rights in the Property.
- (C) Keep all of my other promises and agreements under the Note and/or this Mortgage.

This Mortgage secures any renewals, extensions, and/or modifications of the Note.

Description Of The Property

- (A) The Property which I mortgage, grant, and convey to you, your successors and assigns, is located in Greenville County and has the following legal description:

ALL that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on Oliver Street (now known as Crescent Avenue), in the City of Greenville, South Carolina, and being designated as Units 38 and 39, Block C, Forest Hills, as recorded in Plat Book D, page 206, and having according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the northerly side of Oliver Street (now known as Crescent Avenue), joint front corner of Units 39 and 40 and running thence N 1-15 E 205.4 feet to an iron pin; thence S 80 E 90 feet to an iron pin joint rear corner of Units 37 and 38; thence S 1-00 W 197.5 feet to an iron pin on the northerly side of Oliver Street; thence along said Street N 85-30 W 90 feet to the beginning corner.

This is the same property conveyed to the mortgagors herein by deed of Dolores C. Lashley dated March 16, 1981 and recorded April 6, 1981 in Deed Book 1145, Page 729.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
MARCH 30 1984
TAX
\$ 32.00
55 1215

The Property also includes the following:

- (B) All buildings and other improvements that are located on the property described in paragraph (A) of this section;
- (C) All rights in other property I have as owner of the property described in paragraph (A) of this section. These rights are known as "easements, rights and appurtenances attached to the property";
- (D) All rents or royalties from the property described in paragraph (A) of this section;
- (E) All mineral, oil and gas rights and profits, water, water rights and water stock that are part of the property described in paragraph (A) of this section;
- (F) All rights that I have in the land which lies in the streets or roads in front of, or next to, the property described in paragraph (A) of this section;
- (G) All fixtures that are now or in the future will be on the property described in paragraphs (A) and (B) of this section, and, to the extent allowed by law, all replacements of and additions to those fixtures;
- (H) All of the rights and property described in paragraphs (B) through (F) of this section that I acquire in the future; and
- (I) All replacements of and/or additions to the property described in paragraphs (B) through (F) and paragraph (H) of this section.

You, your successors and assigns, are to have and to hold the Property, subject to the terms of this Mortgage.

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