

AAK-7 (GREENVILLE) SA-1
107 CHURCH ST
GREER SC 29651

BOOK 1355 PAGE 891

FILED
GREENVILLE
MORTGAGE
DECEMBER 15 1975

THIS MORTGAGE is made this 15th day of December, 1975, between the Mortgagor, Philip Gordon Pitts (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Eight Thousand Seven Hundred and NO/100 (\$28,700.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 15 1975 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on the first day of December, 2000.

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: Chick Springs Township, on the south side of Moore Street and the west side of School Street, in the City of Greer, and having the following courses and distances, to-wit:

BEGINNING at an iron pin at the corner of School Street and Moore Street, and running thence along Moore Street, S. 73-26 W. 110 feet to an iron pin; thence S. 14-19 E. 71.6 feet to an iron pin; thence N. 77-14 E. 110.1 feet to an iron pin on School Street; thence N. 14-19 W. 78.9 feet to the beginning corner.

This is that same property conveyed to Mortgagor by deed of this date and to be recorded in RMC Office for said County and State.



which has the address of School and Moore Streets, Greer, South Carolina 29651 (herein "Property Address"); (Street) (City) (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 seised 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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