

FILED
OCT 26 1983
Dennis S. Tankersley

MORTGAGE

BOOK 1632 PAGE 453
Documentary Stamps are figured on
the amount financed \$ 5,692.31

THIS MORTGAGE is made this 26th day of September 19 83, between the Mortgagor, Frank A. Pitts and Wilma L. Pitts (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, 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 One Hundred Twenty-two and 40/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 26, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 20, 1990;

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 piece, parcel or lot of land located in the Town of Greer, in the State and County aforementioned, lying on the East side of South Trade Street and being more fully described in a plat of the Property of Frank A. and Wilma L. Pitts done by Tri-State Surveyors, dated September 12, 1975 and recorded in the R.M.C. Office for Greenville County in Plat Book 5N at Page 73. Reference is hereby made to said plat for a more complete description.

DERIVATION: See Estate of Oliver G. Wood, Apartment 779, File 3, Office of the Probate Court for Greenville County, South Carolina, and Deed Book 165 at Page 393 in the R.M.C. Office for Greenville County, South Carolina.

This conveyance is subject to all restrictions, zoning ordinances, set back lines, roadways, easements and rights-of-way, of record, if any, affecting the above property.

This is that same property conveyed by deed of Grace McBrayer Wood, as executrix and Life Tenant, and Oliver G. Wood, Jr. and William McBrayer Wood, Remaindermen to Frank A. and Wilma L. Pitts, dated September 30, 1975, recorded October 10, 1975, in volume 1025 at page 643 of the RMC Office for Greenville, South Carolina.

which has the address of 705 Trade Street, Greer, SC 29651, (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 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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