

FILED
GREENVILLE S.C.
NOV 23 4 36 PM '83
JUNNIE W. WENSLEY
R.M.C.

RECORDED
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MORTGAGE

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THIS MORTGAGE is made this 23rd day of November, 1983, between the Mortgagor, Geraldine T. Pitts and James E. Turner, (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 Twenty Nine Thousand (\$29,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 23, 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 December 1, 2013.....;

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, with the buildings and improvements thereon, lying and being on the southerly side of Pleasant Ridge Avenue, in the City of Greenville, S. C., being known and designated as Lot No. 134 and part of Lot No. 135, as shown on plat of Pleasant Valley, as recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book P, page 93, and as shown on a more recent survey plat entitled "Property of Anthony S. Garrett", dated September 20, 1967, made by H. C. Clarkson, Jr.

THIS is the same property conveyed to James E. Turner and Geraldine T. Pitts by the Administrator of Veterans Affairs by deed dated November 17, 1983, and recorded on November 27, 1983, in the R. M. C. Office for Greenville County, S. C. in Deed Book 1221, at page 457.

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which has the address of 105 Pleasant Ridge Avenue, Greenville, South Carolina 29605 (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.

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