

Documentary Charges are figured on the amount indicated \$ 8,057.24

MORTGAGE

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THIS MORTGAGE is made this 11th day of May, 1984 between the Mortgagor, Rockie M. Pitman and Nancy H. Pitman (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK, FSB 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 Eleven Thousand Four Hundred Seventeen & 40/100's Dollars, which indebtedness is evidenced by Borrower's note dated May 11, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 10, 1989

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 in the County of Greenville, State of South Carolina, near the City of Greenville, situate, lying and being on the southwestern side of Sylvatus Court and being known and designated as Lot No. 54 on a plat of Section 5 of RICHMOND HILLS Subdivision, prepared by R.B. Bruce, R.S., dated November 14, 1967 and recorded in the RMC Office for Greenville County in Plat Book WWW at page 38 and having, according to said plat, the following metes and bounds, to-wit:

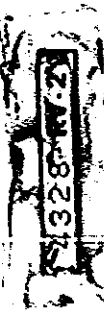
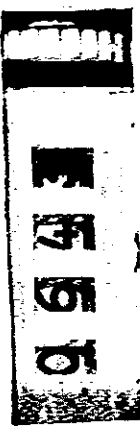
Beginning at an iron pin on the southwestern side of Sylvatus Court at the joint front corner of Lots Nos. 53 and 54 and running thence with the line of Lot No. 53, S, 28-34 W. 155 feet to an iron pin; thence with the line of Lots Nos. 51 and 50; N. 61-26 W. 120 feet to an iron pin at the joint rear corner of Lots Nos. 54 and 55; thence with the line of Lot No. 55, N. 30-05 E. 137.6 feet to an iron pin on the southwestern side of Sylvatus Court; thence with the southwestern side of Sylvatus Court the following courses and distances: S. 58-50 E. 50 feet to an iron pin; thence S. 87-05 E. 45.5 feet to an iron pin; thence S. 61-25 E. 25.4 feet to the point of beginning.

This is the same property conveyed to the Grantors by deed of Kirk Austin King and Gayle King recorded in the RMC Office for Greenville County in Deed Book 1023 at page 575.

which has the address of 7 Sylvatus Court Greenville, S.C. 29611 (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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