



MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 10,058.04

THIS MORTGAGE is made this 21st day of May 19 84, between the Mortgagee, Dean L. Pitts and Norma B. Pitts (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 Ten thousand, fifty-eight, and 4/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 21, 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 June 10, 1994

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 lot of land in Greenville County, being shown as Lot 90 on plat of Merrifield Park recorded in Plat Book 000 at page 177, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the southern side of Hillsborough Drive at the joint front corner of Lots 90 and 91, and running thence with line of Lot 91, S. 3-37 E. 175 feet to an iron pin; thence N. 86-23 E. 170 to an iron pin in line of Lot 89; thence with line of Lot 89, N. 28-29 W. 192.9 feet to an iron pin on the southern side of Hillsborough Drive; thence with the southern side of said Drive, S. 86-23 W. 88.8 feet to the beginning corner.

This is that same property conveyed by deed of M. G. Proffitt, Inc. to Dean L. Pitts, Sr., dated and recorded 7/2/69, in Deed Volume 871, at Page 109, in the R.M.C. Office for Greenville County, South Carolina.

which has the address of 112 Hillsborough Dr. Greenville SC 29615 (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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