

FILED
GREENVILLE CO. S.C.

VOL 1698 PAGE 460

DEC 31 11 05 AM '84

DONNIE S. TANKERSLEY
R.M.C.

[Space Above This Line For Recording Data]

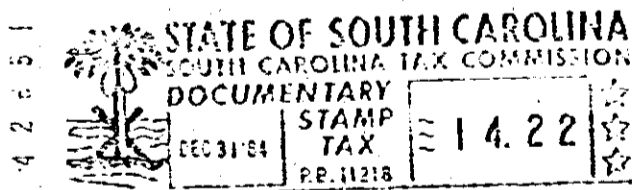
MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on December 28, 1984. The mortgagor is Boyce E. Pitts and David W. Martin ("Borrower"). This Security Instrument is given to First Federal Savings and Loan Association of South Carolina, which is organized and existing under the laws of the United States of America, and whose address is 301 College Street, Greenville, South Carolina 29601 ("Lender"). Borrower owes Lender the principal sum of Forty-seven Thousand Four Hundred and no/100 Dollars (U.S. \$47,400.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on January 1, 2015. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For the purpose, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in Greenville County, South Carolina:

ALL that certain piece, parcel, or lot of land situate, lying, and being in the State of South Carolina, County of Greenville, City of Greenville, being shown and designated as Part of Lot No. 29 and Part of Lot No. 30 according to a plat recorded in the RMC Office for Greenville County in Plat Book E at Pages 251 and 252 and having, according to a more recent survey by Freeland & Associates for Boyce E. Pitts and David W. Martin dated December 21, 1984, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Walnut Street at a point 153 feet, more or less, from the intersection with Spruce Street and running thence along Walnut Street, S. 68-03 W. 75.2 feet to an iron pin; thence continuing along said Street, S. 55-55 W. 56.6 feet to an iron pin; thence N. 31-13 W. 117.4 feet to an iron pin; thence N. 40-11 E. 5.4 feet to an iron pin; thence N. 33-06 W. 9.3 feet to an iron pin; thence N. 53-47 E. 51.1 feet to an iron pin; thence S. 31-34 E. 30.0 feet to an iron pin; thence N. 68-39 E. 73.3 feet to an iron pin; thence S. 32-41 E. 99.6 feet to an iron pin, point of beginning.

This being the same property conveyed to mortgagors by deed of Edward C. Ligon and James H. McKinney, Jr., as Executors of the Estate of Henry H. Hersey, dated December 28, 1984, and recorded simultaneously herewith.



which has the address of 211 Walnut Street Greenville South Carolina 29607 ("Property Address");

TO HAVE AND TO HOLD such property 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 rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument 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 and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

400
e
1501

0460

438-RV-21