

FILED
GREENVILLE CO. S. C.

JUN 7 8 37 AM '78
JOHNNIE S. TANKERSLEY
R.M.C.

MORTGAGE

Mail to:
Family Federal Savings & Loan Assn.
Drawer L
Greer, S.C. 29651

BOOK 1434 PAGE 543

THIS MORTGAGE is made this 7th day of June, 1978, between the Mortgagor, Philip Gordon Pitts (herein "Borrower"), and the Mortgagee, Family Federal Savings & Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 713 Wade Hampton Blvd. Greer, South Carolina (herein "Lender").

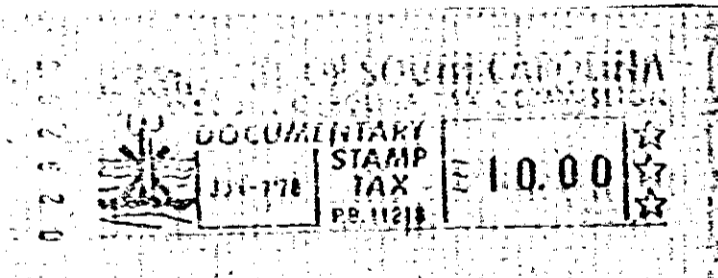
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Five Thousand and NO/100-- Dollars, which indebtedness is evidenced by Borrower's note dated June 7, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2003;

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: in Chick Springs Township, City of Greer, and having, according to plat thereof by H.S. Brockman, Surveyor, dated January 15, 1936, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Highway 29 (now W. Poinsett Street) and running thence with the north side of said highway S. 80-30 E. 87.5 feet to an iron pin in the center of a new 25-foot street; thence along the center of said new street, N. 1-30 E. 187.5 feet to an iron pin; thence S. 80-30 W. 87.5 feet to an iron pin; thence S. 1-30 E. 187.5 feet to the beginning corner.

Subject to all restrictions, easements, rights of way, roadways and zoning ordinances of record, on the recorded plats or on the premises.

This is that same property conveyed to Mortgage by deed of William G. Perry, recorded in RMC Office on July 6, 1977, in Deed Book 1059 at page 959, and by corrected deed dated this date and to be recorded herewith, both by William G. Perry.



which has the address of 1100 W. Poinsett Street Greer, S.C. 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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