

1418 DEC 60
MORTGAGE

THIS MORTGAGE is made this seventh day of December, 1977, between the Mortgagor, We, Mattie F. Pitts and Roy Lee Pitts, herein "Borrower", and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651, herein "Lender".

WHEREAS, Borrower is indebted to Lender in the principal sum of ---Five Thousand and no/100th (\$5,000.00)----- Dollars, which indebtedness is evidenced by Borrower's note dated December 7, 1977, herein "Note", providing for monthly installments of principal and interest, with the balance of the indebtedness, if not so far paid, due and payable on December 1, 1982.

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 parcel or lot of land with all improvements thereon, being in the State of South Carolina, County of Greenville, Chick Springs Township, in the City of Greer, and being designated as Lot Number 33 on a plat entitled "A Subdivision for McCall Mfg. Co., Greer, S. C.", made by Pickell and Pickell, Engineers, Greenville, S. C., May, 1949, recorded in Office of R.M.C. for Greenville County in Plat Book S, at Page 76. According to said plat the within described lot is also known as 114 Franklin Street, now Delano Avenue, and fronts thereon 88.5 feet.

DERIVATION: See deed of Gracie E. Fitts to Roy Lee Pitts and Mattie F. Pitts as recorded May 16, 1968 in Deed Book 844 at Page 225 in the R.M.C. Office for Greenville County, South Carolina.

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114 Delano Avenue Greer
which has the address of (Street) (City)
S. C. 29651 (herein "Property Address");
(State and Zip Code)

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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