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BOOK 1567 PAGE 540

MORTGAGE

THIS MORTGAGE is made this 8TH day of APRIL, 1982, between the Mortgagor, FRANCES B. PITTS, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

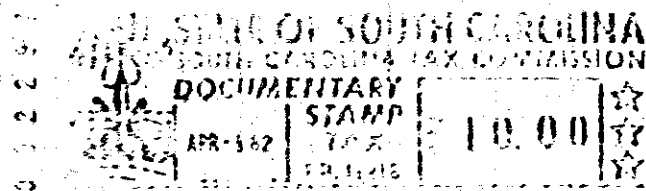
WHEREAS, Borrower is indebted to Lender in the principal sum of TWENTY FIVE THOUSAND and No/100 (\$25,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 8, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 1992.....;

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, situate, lying and being on the northeast side of Wilmington Road, being shown as Lot 153 on a plat of Botany Woods, Sector III, recorded in the R.M.C. Office for Greenville County in Plat Book RR at Page 37, and described as follows:

BEGINNING at an iron pin on the northeast side of Wilmington Road, corner of Lot 152, and running thence with the line of Lot 152, N. 65-45 E. 220 feet to iron pin; thence N. 31-40 W. 177.1 feet to iron pin, corner of Lot 154; thence with line of Lot 154, S. 52-05 W. 220 feet to iron pin on Wilmington Road; thence with Wilmington Road, S. 32-05 E. 125 feet to the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of J. Thomas Pitts, dated October 1, 1980, and recorded that same date in Greenville County Deed Book 1134 at Page 620.



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which has the address of 309 Wilmington Road Greenville, S. C. 29615 (herein "Property Address");
(Street) (City) (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 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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