

FILED
GREENVILLE CO. S. C.

MORTGAGE

OCT 20 11 28 AM '82

BONNIE S. TANKERSLEY
THIS MORTGAGE was made this 19th day of October 1982, between the Mortgagor, William T. Pitts and Mary B. Pitts, (herein "Borrower"), and the Mortgagee, Blazer Financial Services, Inc. of South Carolina, a corporation organized and existing under the laws of South Carolina, whose address is 723 Cedar Lane Road, Greenville, SC 29611 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eleven thousand-two hundred eight dollars and two cents Dollars, which indebtedness is evidenced by Borrower's note dated October 19, 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 October 25, 1988

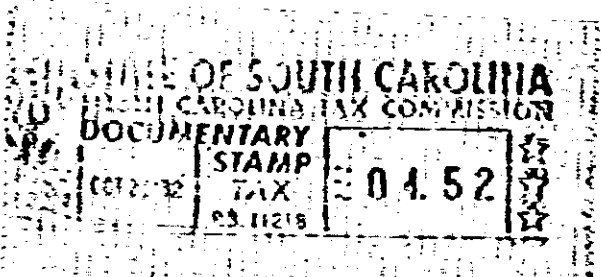
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, including any renewal or refinancing thereof with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the 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 piece, parcel or lot of land with the buildings and improvements thereon, situate, lying and being near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot 4, plat of property of O. Y. Brownlee, H. C. Smith and C. S. Fox, located in Monteith Heights, plat of which is recorded in the RMC Office for Greenville County, in Plat Book Q, Page 164, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point 185 feet from the northeastern intersection of Monteith Circle and Old Augusta Road, joint front corner of Lots 3 and 4; and running thence with the joint line of said lots N. 1-28 W. 147.6 feet to a stake; thence S. 88-10 E. 10 feet to a stake; thence N. 28-06 E. 30 feet to a stake, corner of Lot 10; thence N. 83-36 E. 11.2 feet to a stake; corner of Lot 5; thence with the line of said lot S. 9-24 E. 171 feet to a stake on the North side of Monteith Circle; thence S. 84-00 W. 60 feet along the northern edge of Monteith Circle to the point of beginning.

This conveyance is made subject to any restrictions, rights-of-way, or easements that may appear of record on the recorded plat(s) or on the premises.

This is the same property conveyed to the mortgagor by deed of Joseph B. Stevens, Edward R. Hamer and Floyd P. Janzen, Trustees for the Guy B. Foster Trust in Volume 984 at page 509 in Greenville County RMC Office and dated September 21, 1973.



which has the address of 110 Monteith Circle Greenville South Carolina 29605 (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 attached to the property, all of which shall be deemed to be and remain a part of the real 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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