

1513 898

FILED
OCT 27 AM '80
DONNERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 2nd day of October, 1980 between the Mortgagor, David G. Pittinos and Deborah S. Pittinos, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, 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 Sixty Eight Thousand & no/100 (\$68,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 2, 1980, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 2010.....;

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 those pieces, parcels, or lots of land situate, lying and being in the County of Greenville, in the city limits of Greenville, in the State of South Carolina and being shown on a plat of property of David G. Pittinos and Deborah S. Pittinos said plat being prepared by Carolina Surveying Company and dated October 2, 1980 and being recorded in the RMC Office of Greenville County in plat book 86 at page 43, and having the following meets and bounds as shown thereon to wit: Beginning at a point on the northern side of E. Larneau Drive, joint front corner of lot 68 and 69 and running thence with a common line of said lots north 13-45 West 184 feet to a point, thence turning and running North 27-33 West 58.1 feet to a point along the line of property now of formerly of Haney. Thence turning and running with the Haney line North 68-37 East 113.7 feet to a point, thence turning and running South 28-33 East 220.5 feet to a point on East Larneau Drive, thence turning and running with Larneau Drive South 40-10 West 86.2 feet, thence continuing with the line of East Larneau Drive South 81-33 West 87.1 feet to the point of beginning.

This is the same property acquired by the Mortgagor herein by deed of the South Carolina Bank as trustee under the will of G. Roscoe Tindall and Nellie B. Tindall by her committee, the South Carolina National Bank to be recorded herewith.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
272

which has the address of 11 E. Larneau Drive, Greenville (City)
South Carolina 29605 (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 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.

50000

4328 RV-2