



VOL 1642 PAGE 407
Documentary Stamps are figured on
the amount financed: \$ 5,056.04

MORTGAGE

Mortgagee's Address:
P. O. Box 1268
Greenville, S. C., 29602

THIS MORTGAGE is made this 12th day of December 1983, between the Mortgagor, Thomas R. Pittman and Vera L. Pittman (same as Vera V. Pittman) (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK, FSB, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seven Thousand One Hundred Five & 20/100 (\$7,105.20) Dollars, which indebtedness is evidenced by Borrower's note dated December 12, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 1989;

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 certain piece, parcel or lot of land situate, lying and being at the southeasterly corner of the intersection of Marshall Court and Courtney Circle, east of the Old Buncombe Road, near Greenville, in the County of Greenville, South Carolina, and being shown as Lot 74 on a plat of CASA LOMA ESTATES made by Piedmont Engineering Service, October 1947, recorded in the RMC Office for Greenville County, S. C., in Plats Book S, at Page 65, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southeasterly corner of the intersection of Marshall Court and Courtney Circle and running thence with the south side of Courtney Circle N. 77-40 E. 110 feet to an iron pin; thence with the line of Lot 73, S. 18-13 E. 130.5 feet to an iron pin; thence with the line of Lot 75 S. 77-40 W. 120 feet to an iron pin on the easterly side of Marshall Court; thence along the easterly side of Marshall Court N. 12-20 W. 120 feet to an iron pin; thence continuing along Marshall Court in a curved line (the chord being N. 32-40 E) 28.3 feet to an iron pin on the south side of Courtney Circle, the beginning corner.

This is the same property conveyed to Thomas R. Pittman and Vera L. Pittman (same as Vera V. Pittman) by deed from Ollie E. Powers, dated April 7, 1978, and recorded in the R.M.C. Office for Greenville County, S. C. on April 17, 1978 in Deed Book 1077, Page 220.

which has the address of 235 Courtney Circle Greenville, South Carolina, 29609 (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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