

FILED
GREENVILLE CO. S. C.

SEP 23 2 51 PM '77

MORTGAGE

BOOK 1410 PAGE 712
Mail to:
Family Federal Savings & Loan Assn.
Drawer L
Greer, S.C. 29651

RECORDED

3501

JOHNIE S. TANAKERSLEY
R.M.C.

THIS MORTGAGE is made this 23rd day of September 1977, between the Mortgagor, Wesco, Inc. (herein "Borrower"), and the Mortgagee, Family Federal Savings & Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is #3 Edwards Bldg., 600 N. Main St., Greer, South Carolina (herein "Lender").

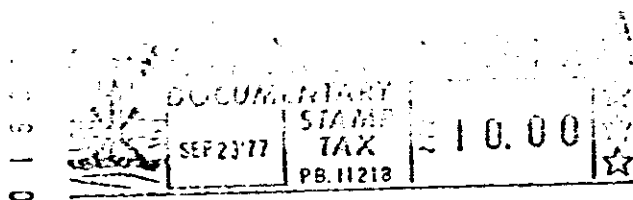
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-five Thousand and no/100 (\$25,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 23, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 1997;

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 peice, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Caorlina, County of Greenville, on the Northern side of West Lee Road and being shown as a 12,122.9 square foot lot on plat for Wesco, Inc. which was prepared by Richard D. Wooten, Jr., Surveyor, dated May 13, 1977, said plat being recorded in the R.M.C. Office for Greenville County in Plat Book 5-P at page 92, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeastern side of the sidewalk that is located on the Northern side of West Lee Road; thence N. 15-50 E., 151.2 feet to an iron pin; thence N. 34-05 W., 32.69 feet to an iron pin; thence N. 33-53 W., 35.15 feet to an iron pin; thence N. 74-04 W. 78.2 feet to an iron pin; thence S. 15-50 W., 85.12 feet to an iron pin; thence S. 74-12 E., 110 feet to an iron pin; thence S. 15-50 W., 110 feet to an iron pin on the northern side of the concrete sidewalk which fronts on the Northeast side of West Lee Road; thence with the said sidewalk S. 74-12 E., 20 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagors herein by deed from Ethel V. Alewine, et. al., dated April 27, 1977, recorded May 5, 1977 in Deed Book 1056 at page 70, and by deed from Francis T. Alewine, dated April 21, 1977, recorded May 5, 1977, in Deed Book 1056 at page 75.



which has the address of West Lee Road, Taylors, S. C. 29687 (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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