

FILED
GREENVILLE CO. S. C.

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CONNIE S. TAYLOR
R.M.C.

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Mail to
Family Federal Savings & Loan Assn.
Drawer 1
Greer, S.C. 29651

MORTGAGE

THIS MORTGAGE is made this 7th day of January, 1977, between the Mortgagor, D. Allen West (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").

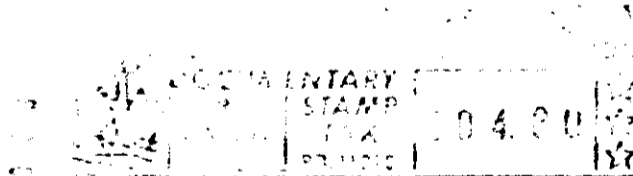
WHEREAS, Borrower is indebted to Lender in the principal sum of Twelve thousands & no/100 Dollars, which indebtedness is evidenced by Borrower's note dated January 7th 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on First, March, 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:

Chick Springs Township, in the City of Greer, and being known and designated as LOT NO. TWENTY (20) on a plat known as Westmoreland Circle Property, made by J. W. Riddle, Surveyor, dated December, 1921. Said lot being bounded by LOTS NOS. 17, 18 and 21 and fronting on Lanford Street a distance of 50 feet and fronting also on Green Street 50.1 feet, being 158.5 feet deep on one line and 162.4 feet on the other line.

This is that same property conveyed to Mortgagor by deed of Mrs. James W. Hannah (Hazel S. Hannah) recorded October 15, 1976, in RMC Office in Deed Book 1044 page 638.

Subject to all restrictions, easements, rights of way, roadways, and zoning ordinances of record, on the recorded plats or on the premises.



which has the address of Lot 20, Lanford St., Greer, S. C. 29651 (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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