

FILED GREENVILLE S.C. MORTGAGE

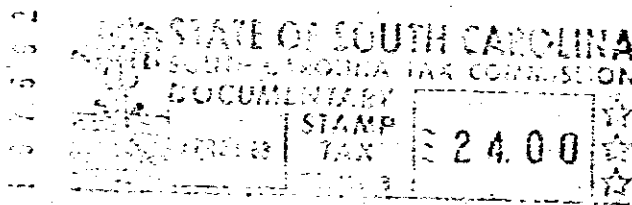
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THIS MORTGAGE is made this 15th day of April 1983, between the Mortgagor D. Allen West (herein "Borrower"), and the Mortgagee, WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 206 South Main Street, Woodruff, S. C. 29388 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of SIXTY THOUSAND AND NO/100... (\$60,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 15, 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 April 1, 2013.

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 in the State and County aforesaid, in the City of Greer, on the Southeast side of North Street, containing 0.30 of an acre, more or less, being known and designated as Lot C as shown on plat prepared for D. Allen West by Wolfe & Huskey, Inc., Engineering and Surveying, dated February 8, 1983, which plat is recorded in the R.M.C. Office for said County in Plat Book 9-N at page 32, and being more particularly described according to said plat as follows: Beginning at an iron pin on the Southeast side of North Street, joint front corner of Lots A and C as shown on said plat, and running thence with the Southeast side of North Street N. 26-35 E. 90 feet to an old iron pin; thence S. 71-07 E. 124 feet to an iron pin; thence N. 15-55 E. 7 feet to an iron pin; thence S. 71-03 E. 72.7 feet to an old iron pin, joint rear corner of Lots B and C as shown on said plat; thence with the joint line of said Lots B and C S. 69-26 W. 113.4 feet to a concrete marker; thence S. 16-54 W. 20 feet to a concrete marker, joint rear corner of Lots A and C as shown on said plat; thence with the line of said Lots A and C N. 73-03 W. 121.69 feet to the point of beginning. For a more particular description, reference is hereby specifically made to the aforesaid plat. This is a portion of the property conveyed to the Mortgagor herein by George W. Davenport and Ellen D. Kirchner, formerly Ellen W. Davenport, by deed recorded in said Office on February 25, 1980, in Deed Book 1121 at page 80.



which has the address of North Street, 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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