

Alexander St
Greenville, S.C.
29601

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED
GREENVILLE S.C.
MAY 18 10 30 AM '83
R.M.C. ASLEY

WHEREAS, JAMES H. WEST, JR. (hereinafter referred to as Mortgagor) is well and lawfully indebted unto SAMUEL G. WEST,

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Twenty Thousand Five Hundred and no/100s' -----

-----Dollars (\$ 20,500.00) due and payable

with interest thereon from 9/13/83 at the rate of 12 per centum per annum, to be paid: according to said Note.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Greenville Township, and being known and designated as the western portion of Lot #1 of the Morgan Hill Addition as shown in Plat Book A. Page 68, and as further shown on a more recent survey of property of James H. West, Jr., prepared by Carolina Surveying Company on May 10th, 1983, and recorded in the RMC Office for Greenville County in Plat Book 9-5 at Page 23 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Woodside Avenue, which point is 149.8 feet from the intersection of Woodside Avenue and Parker Road and running thence S. 80-58 E. 96.4 feet to an iron pin; thence running S. 13-45 W. 60 feet to an iron pin; thence running N. 80-59 W. 94.3 feet to an iron pin on Woodside Avenue; thence running along Woodside Avenue N. 11-43 E. 59.9 feet to an iron pin, the point of beginning.

This conveyance is made subject to any and all restrictions or easements that may appear of record, on the recorded plat(s) or on the premises.

This being the same property conveyed to the Mortgagor by Samuel G. West on May 13th, 1983, and recorded in the RMC Office for Greenville County in Deed Book 1188 at Page 264.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
MAY 16 1983
STAMP TAX \$ 08.20
25 1983

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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