

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

MORTGAGE

THIS MORTGAGE is made this 30th day of August, 1976, between the Mortgagor Larry F. And Evelyn P. 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 Twenty-four thousands & no/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 30, 1976 (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, August, 2006;

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, District No. 285, and

being shown and designated as all of LOT NO. 95 on a plat of Burgiss Hills, Plat No. ONE (1), prepared by Piedmont Engineering Service, and recorded in the RMC Office for Greenville County in plat book "Y" page 96-87, and having the following metes and bounds, according to said plat, to-wit:

BEGINNING at the joint front corner of lots 94 and 95 on the southwestern edge of Chestnut Ave. and runs thence with the said Ave., S. 60-44 E. 100 feet to the corner of lot no. 96; thence dividing lots nos. 95 and 96, S. 36-15 W. 181.2 feet to the joint rear corner of lots nos. 95, 96, 84 and 85; thence dividing lots nos. 85 and 95 N. 60-44 W. 80 feet to the rear corner of lot no. 94; thence dividing lots nos. 94 and 95, N. 29-16 E. 180 feet to the beginning corner.

Subject to restrictions, easements, rights of way, set back lines and roadways of record, on the recorded plats, or on the premises.

This is that same property conveyed to Mortgagors by deed of Martha C. Woodruff, to be recorded in RMC Office on the 30th day of August, 1976, in Deed Book 1042 at page 24.



which has the address of 205 Chestnut Drive, Greer, S.C. 29651 (herein "Property Address");
(Street) (City)
(State and Zip Code)

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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