

**PLEASE MAIL**

GREENVILLE CO. S. C.  
JUL 22 1 24 PM '77  
DONNIE S. TANKERSLEY  
MORTGAGE

1404 827  
Mail to  
Family Federal Savings & Loan Assn.  
Drawer L  
Greer, S.C. 29651

THIS MORTGAGE is made this 20th day of July, 1977, between the Mortgagor, Garvin T. 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 ---Six Thousand and no/100ths--- (\$6,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 20, 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 1987

RECORDED  
BY 24  
AV 20

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 piece, parcel or lot of land in Oneal Township, Greenville County, State of South Carolina, located about four miles north of the City of Greer and near Washington Baptist Church, lying on the east side of the Gibson-Mosteller Road, sometimes known as the Wingo Road, on the northwest side of road leading from the Gibson-Mosteller Road to the Jordan Road at the old Line School place and Miles Bruce place, and lying on the south side of a County Road which connects these two highways, being triangular in shape, containing eleven (11) acres, more or less, and being shown as Lot No. 13 in Block 1 on Sheet 631.5 of the Greenville County Tax Map System, and having the following courses and distances:

BEGINNING on an iron pin in the intersection of the Gibson-Mosteller Road and road leading therefrom to the Line School or Bruce place, the southernmost corner of the tract, and runs thence along the center of the Gibson-Mosteller Road, or Wingo Road, N. 24-37 W. 998 feet to an iron pin in the center of said road; thence, S. 89-21 E. 54 feet to a stake in the center of the last road above mentioned; thence, along and with the center of that road, S. 71-14 E. 397 feet to stake, S. 79-10 E. 198 feet to stake, and S. 81-40 E. 654 feet to an iron pin in the center of intersection with said road and the road leading to the Line School or Bruce place; thence, along and with the center of the last mentioned road in a southwesterly direction 1040.82 feet to the beginning.

DERIVATION: See deed of LaVaughn R. West to Garvin T. West to be recorded herewith in the R.M.C. Office for Greenville County, South Carolina.

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which has the address of Route 2, Jug Factory Road Greer  
S. C. 29651  
(Street) (City)  
(State and Zip Code) (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 seized 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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