

FILED
SEP 27 3 52 PM '79
DONALD E. LANKERS

BOOK 1482 PAGE 328

MORTGAGE

THIS MORTGAGE is made this 27th day of September 1979, between the Mortgagor, William K. West and Benjamin B. Harry (herein "Borrower"), and the Mortgagee, UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN, a corporation organized and existing under the laws of the United States of America, whose address is 201 Trade Street, Fountain Inn, S. C. 29644 (herein "Lender").

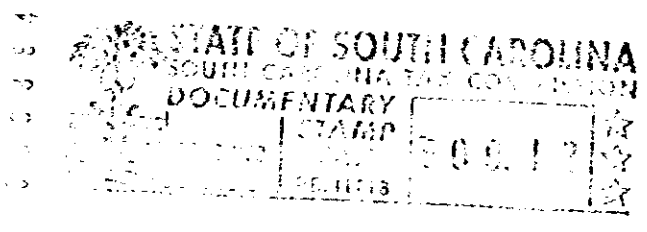
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Two Thousand Seven Hundred Sixteen and 12/100ths Dollars, which indebtedness is evidenced by Borrower's note dated September 27, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 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:

ALL that piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 3 on Plat of Aberdeen Highlands, plat of which is recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book M, at Page 37, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeast side of Melville Avenue, joint front corner of Lots 2 and 3, said iron pin being 66 feet in a southwesterly direction from the intersection of Melville Avenue and a 30 foot unnamed street; and running thence along the line of Lot 2, S. 35-44 E. 168 feet to an iron pin on the northwest edge of a 20 foot alley; thence along said alley S. 62-29 W. 66.65 feet to an iron pin; thence along the line of Lot 6, N. 35-44 W. 158.6 feet to an iron pin on the southeast side of Melville Avenue; thence along Melville Avenue N. 54-25 E. 66 feet to the beginning corner.

This is the identical property conveyed to the mortgagors herein by deed of Annie J. Baker dated September 27, 1979, and recorded the R.M.C. Office for Greenville County in Deed Book 112 at Page 439.



which has the address of 303 Melville Avenue Greenville, S. C. 29605 (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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