

FILED
GREENVILLE CO. S. C.

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MORTGAGE

REC-1513 PAGE 454

DONNIE S. TANKERSLEY
P.M.C.

THIS MORTGAGE is made this 29th day of August, 1980, between the Mortgagor, WAYNE WEST AND HELEN A. M. WEST (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

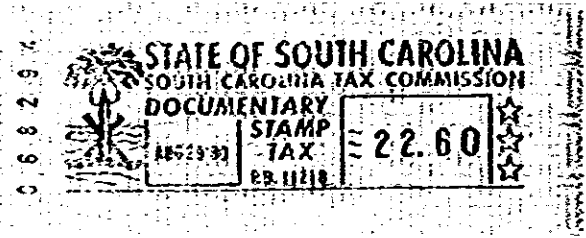
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-Six Thousand, Five Hundred and No/100 (\$56,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 29, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2010;

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 all buildings and improvements thereon situate, lying and being on the southeasterly side of Kenilworth Drive in Greenville County, South Carolina, being known and designated as Lot No. 141 as shown on a plat entitled WELLINGTON GREEN, SECTION III made by Piedmont Engineering Service dated April 2, 1963, revised August 1964, and recorded in the RMC Office for Greenville County, South Carolina in Plat Book YY at page 116 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Kenilworth Drive at the joint front corner of Lots Nos. 140 and 141 and running thence along the common line of said lots, S. 33-45 E., 175 feet to an iron pin; thence S. 56-15 W., 110 feet to an iron pin at the joint rear corner of Lots Nos. 141 and 142; thence along the common line of said lots, N. 33-45 W., 175 feet to an iron pin on the southeastern side of Kenilworth Drive; thence along the southeastern side of Kenilworth Drive, N. 56-15 E., 110 feet to an iron pin, the point of beginning.

The above property is the same property conveyed to the mortgagor by deed of Frank F. Walsh and Christine B. Walsh to be recorded herewith.



which has the address of 400 Kenilworth Drive, Greenville, South Carolina (Street) (City) (herein "Property Address"); (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 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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