

FILED
GREENVILLE CO. S.C.

1490-112

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

MORTGAGE

THIS MORTGAGE is made this 4th day of June, 1977, between the Mortgagor, D. Allen 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 Thousand and NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 4, 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 June 1, 1992;

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, S.C. and having the following metes and bounds, to-wit:

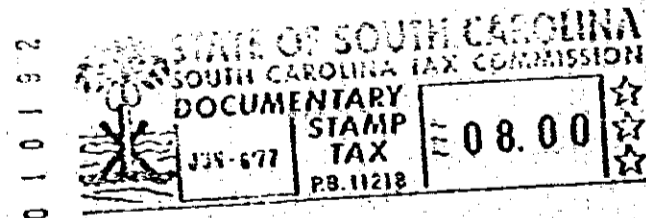
BEGINNING at a stake on Lanford Street, corner of Lot No. 20 and running N. 17-40 E. 100 feet along Lanford Street to corner of Lot No. 23; thence with line of Lot No. 23, in a northwesternly direction, 172.4 feet to a stake on Green Street, at corner of lot No. 23; thence with Green Street, S. 13-00 W. 100 feet to corner of Lot No. 20; thence S. 72-20 E. 162.4 feet to the point of beginning, and being known and designated as all of LOTS NOS. 21 and 2 on a plat of land known and designated as Westmoreland Circle.

AND ALSO, all that certain piece, parcel or lot of land, situate, lying and being in the County and State aforesaid, in Chick Springs Township, in the City of Greer, and having the following metes and bounds, to-wit:

BEGINNING at a stake on Lanford Street, corner of Lot No. 22 and running thence N. 17-40 E. 51.3 feet along Lanford Street to a stake at the corner of Brannon Avenue; thence with Brannon Avenue, N. 72-20 W. 174.6 feet to a stake, corner of Green St.; thence with Green Street, S. 13-00 W. 51.4 feet to corner of Lot No. 22; thence in a southeasternly direction, along line of Lot No. 22, a distance of 162.4 feet to the beginning corner, and being known and designated as all of Lot No. 23 on plat of land known as Westmoreland Circle.

Subject to all restrictions, easements, rights of way, roadways and zoning ordinances of record, on the recorded plats or on the premises.

This is that same property conveyed to Mortgagor by deed of Helen Jones Austin by deed recorded May 9, 1977, in REC Office for Greenville County in Deed Book 1046 page 288.



which has the address of Landford and Green St.s Greer, S. C. 29651 (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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