

GREENVILLE COUNTY

BOOK 839 PAGE 399

1404 34

MORTGAGE

THIS MORTGAGE is made this **14th** day of **July**, 19 **77**, between the Mortgagor, **David Allen West and Kay G. 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 **---Thirty-Three Thousand and NO/100---** Dollars, which indebtedness is evidenced by Borrower's note dated **July 14, 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 **first day of July, 1992**

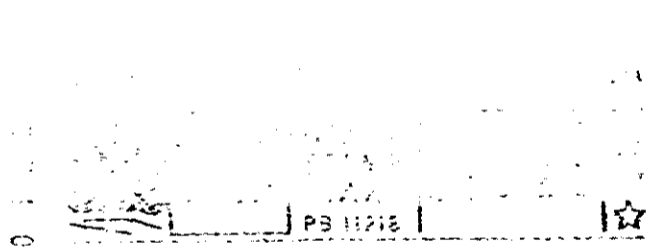
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, on the north side of the Old Chick Springs Road, about three miles westward from the City of Greer, containing 2.5 acres, more or less, and having courses and distances according to a plat of the property of David Allen West by Campbell and Clarkson, Surveyors, dated October 13, 1967, revised March 6, 1968, and recorded in Plat Book SSS, page 44, R.M.C. Office for Greenville County.**

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances easements and rights-of-way appearing on the property and/or of record.

This is the same property conveyed to mortgagors by deed recorded in Deed Book 839, page 399, R.M.C. Office for Greenville County, by deed from Larry W. and Ella Mae Long recorded March 12, 1968.

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which has the address of **508 Old Chick Springs Road,** **Greer,**
(Street) (City)
S. C. 29651 (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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