

GREENVILLE S.C.

AUG 15 12 04 PM '80

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

BOOK 1511 PAGE 421

THIS MORTGAGE is made this 13th day of August 19. 80., between the Mortgagor... David B. West (herein "Borrower"), and the Mortgagee, WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 206 South Main Street, Woodruff, S. C. 29388 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twelve Thousand and no/100. (\$12,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 13, 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, 1995

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 lying, being and situate in Chick Springs Township, County and State aforesaid, in the City of Greer, being shown and designated as Lot No. One Hundred Twenty-One (121) on plat entitled "Greer Mill Village, Greer, S. C." made by Dalton & Neves, Surveyors, dated January, 1951 and recorded in the R. M. C. Office for Greenville County in Plat Book "Y", pages 138 and 139. Said lot is also known as No. 13 Geer Street, and fronts thereon 76 feet. This is the same property which was conveyed to McClimon & Hill, Inc. by Ida Mae Henderson by deed recorded in the said office on April 10, 1980 in Deed Book 1123, page 734. And this is the same property which was conveyed to mortgagor herein by McClimon & Hill, Inc. by deed dated June 8, 1980 and which deed will be recorded forthwith in the said office. For a more particular description see the aforesaid plat.

which has the address of 13 Geer Street, Greer Mill, 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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