FILED
GREENVILLE CO. S. C.
SEP 15 2 39 PM '80
DONNIE S. TANKERSLEY
R.M.C

Loan #10241

BOOK 1515 PAGE 833

MORTGAGE

THIS MORTGAGE is made this 9th day of September 19.80., between the Mortgagor D. Allen 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 FIFTY THOUSAND AND NO/100 ($50,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 9, 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 September 1, 2000;

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 certain piece, parcel or lot of land, situate, lying and being in the State and County aforesaid, in the City of Greer, on the Northeast corner of the intersection of North Street and Church Street, being known and designated as Lot A, containing Three Hundred Twenty-one Thousandths (0.321) of an acre, more or less, as shown on plat prepared for George W. Davenport, et al., by Wolfe & Huskey, Inc., Engineering and Surveying, dated September 26, 1979, which plat is recorded in the R.M.C. Office for said County in Plat Book 7-N at page 97, and being more particularly described according to said plat as follows: Beginning at an iron pin on the North side of Church Street, joint front corner of Lots A and B as shown on said plat, and running thence with the North side of said Church Street N. 72-53 W. 107 feet to an old iron pin on the North side of Church Street; thence with the curve of the intersection of Church Street and North Street, the chord of which is N. 30-40 W. 37.5 feet to an old iron pin on the East side of North Street; thence with the East side of North Street N. 26-35 E. 77 feet to an iron pin on the East side of said North Street; thence S. 82-23 E. 123.3 feet to an iron pin, joint rear corner of said Lots A and B as shown on said plat; thence with the joint line of said Lots A and B S. 16-54 W. 121.5 feet to the point of beginning. For a more particular description, reference is hereby specifically made to the aforesaid plat. This is a portion of the property conveyed to the Mortgagor herein by George W. Davenport and Ellen D. Kirchner, formerly Ellen W. Davenport, by deed recorded in said Office on February 25, 1980, in Deed Book 1121 at page 80.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
$20.00

which has the address of 210 Church Street (Street), Greer (City),

S. C. (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 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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