



MORTGAGE

VOL 1650 PAGE 661
Documentary Stamps are Paid on
the amount financed \$ 10,165.76

THIS MORTGAGE is made this 27th day of January 1984, between the Mortgagor, Morris Lee West and Jimmie Lou West (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK, FSB, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Ten thousand, nine hundred seventeen dollars and 74/100 Dollars, which indebtedness is evidenced by Borrower's note dated Jan. 27, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 31, 1984.

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 of that parcel or lot of land in Oneal Township of Greenville County, South Carolina, located about two miles north of the City of Greer and on the south side of the 850 elevation water right line of the Reservoir of the City of Greer, having the following courses and distances:

BEGINNING at an iron pin on the City elevation line, the northwestern corner of the tract herein conveyed, and runs thence with City line N. 86 E. 132 feet to an iron pin; thence continuing with said line, N. 63-19 E. 79 feet to an iron pin, corner of Lot No. 7; thence with the line of that lot, S. 12-13 E. 165 feet to an iron pin; thence with line of Lot No. 12, S. 8-03 E. 334 feet to a nail in the center of a new road (iron pin back on north bank of road); thence along the center of said road, N. 86-30 W. 206 feet to a stake (iron pin on north bank of road); thence N. 10-45 W. 445 feet to the beginning corner, and being shown as Tracts Nos. 6 and 13 on an amended plat for L.E. Pollard by H.S. Brockman, Registered Surveyor, dated December 14, 1956 and amended June 25, 1957.

This is that same property conveyed by deed of William C. White to Morris L. and Jimmie S. West, dated 3/12/62, recorded 3/13/62, in volume 694 at page 147 of the RMC Office for Greenville County, S.C.

which has the address of Rt. 7 Ansel School Rd., Greer South Carolina 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.

1984

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