

BOOK 620 PAGE 545

STATE OF SOUTH CAROLINA
COUNTIES OF GREENVILLE and ANDERSON
FILED
MAR 13 1 20 PM '84
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL PROPERTY
Vol 1051 p 814

THIS MORTGAGE, executed the 24th day of February, 1984, by Mark C. West and Edith L. West (hereinafter referred to as "Mortgagor") to Capital Bank and Trust (hereinafter referred to as "Mortgagee") whose address is P.O. Box 485, Piedmont, South Carolina 29673.

WITNESSETH:

IN CONSIDERATION of the sum of Three Dollars (\$3.00) paid to Mortgagor by Mortgagee and in order to secure the payment of a promissory note including any renewal, extension or modification thereof (hereinafter referred to as the "Note"), dated February 24, 1984 to Mortgagee for the principal amount of Forty Five Thousand and 00/100 Dollars, plus interest thereon and costs of collection, including attorneys' fees, and to further secure all future advances or re-advances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note or any renewal, extension or modification thereof or evidenced by any instrument given in substitution for said Note, Mortgagor has granted, bargained, sold and released to Mortgagee and the successors and assigns of Mortgagee, and by this Mortgage does grant, bargain, sell, and release to Mortgagee and the successors and assigns of Mortgagee, all the following real property (hereinafter referred to as the "Property"):

COUNTY OF GREENVILLE

ALL MY UNDIVIDED ONE-HALF (1/2) INTEREST IN AND TO:

ALL that certain piece, parcel or lot of land, triangular in shape, with the improvements thereon, situate, lying and being at the intersection of Greenville Street and U. S. Highway No. 29, in the Town of Piedmont, Greenville County, South Carolina, as shown on a plat thereof entitled "Property of Piedmont Mfg. Co., Greenville County, Piedmont, S.C.", made by Dalton & Neves, May, 1950, and recorded in the R.M.C. Office for Greenville County, S.C., in plat Book Z at page 77; reference being had to said plat for a detailed metes and bounds description.

This being the same property conveyed to the Mortgagors herein by deed of Crawford Udell Parson dated December 20, 1977 and recorded in the Deed Book 1206 at Page 442 on February 17, 1984.

COUNTY OF ANDERSON

ALL that certain piece, parcel or lot of land, with all improvements thereon, being known and designated as 1.10 acres, more or less, as shown on plat prepared by J. Don Lee, R.L.S., dated March 6, 1976 entitled "Property of Ralph D. and Minnie Lou McClain" and recorded in Plat Book 81 at Page 134, Office of the Clerk of Court, Anderson County; reference being had to said plat for a detailed metes and bounds description.

This being the same property conveyed to the Mortgagors herein by deed of Ralph D. and Minnie Lou McClain in Deed Book 18-E at Page 531 on April 20, 1976.

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto):

TO HAVE AND TO HOLD all and singular the Property unto Mortgagee and the heirs, successors or assigns of Mortgagee forever.

MORTGAGOR covenants that Mortgagor is lawfully seized of the Property in fee simple absolute, that Mortgagor has good right and is lawfully authorized to sell, convey or encumber the same, and that the Property is free and clear of all encumbrances except as expressly provided herein. Mortgagor further covenants to warrant and forever defend all and singular the Property unto Mortgagee and the heirs, successors or assigns of Mortgagee from and against Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

PROVIDED ALWAYS, nevertheless, and it is the true intent and meaning of Mortgagor and Mortgagee, that if Mortgagor pays or causes to be paid to Mortgagee the debt secured hereby, the estate hereby granted

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