

RE84-40
MORTGAGE

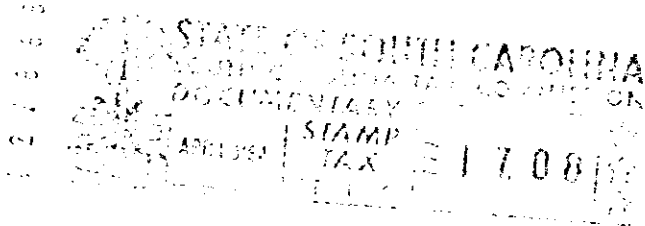
THIS MORTGAGE is made this nineteenth (19th) day of April, 1984, between the Mortgagor, Dale C. Westermeier & Jan C. Westermeier, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-two Thousand Seven Hundred and no/100ths (\$42,700.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 19, 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 May 1, 2014

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 in the County of Greenville, State of South Carolina, situate, lying and being on the northwestern side of Edwards Road and being known and designated as Lot No. 6 and part of lot No. 5 of Pine Brook Development subdivision, plat of which is recorded in the RMC Office for Greenville County in Plat Book Z at page 148 and according to a more recent survey entitled "Property of Larry L. Callahan" prepared by Carolina Engineering and Surveying Company dated April 1, 1968 and also according to a more recent survey by Richard D. Wooten, Jr., RLS No. 4678, entitled "Property of Dale C. Westermeier and Jan C. Westermeier dated April 10, 1984 and recorded in Plat Book 10-0 at page 17 aforesaid records.

This being the same as that conveyed to Dale C. Westermeier & Jan C. Westermeier by deed of Faith Lomax dated and recorded concurrently herewith.



4-2 APR 19 84 614 4-0001

which has the address of 3203 Edwards Road, Greenville, South Carolina 29609,
(Street) (City)
(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.

4328-RV-2