

First Federal Savings and Loan Association of South Carolina
301 College Street
Greenville, South Carolina

FILED
GREENVILLE 02960P

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DEC 7 3 41 PM '84
MORTGAGE
HERSLEY

THIS MORTGAGE is made this 26 day of November, 1984, between the Mortgagor, ROBERT D. WEST, (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 Fifteen Thousand Eighty-five and 53/100 Dollars, which indebtedness is evidenced by Borrower's note dated 11-26-84, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 12/31/94

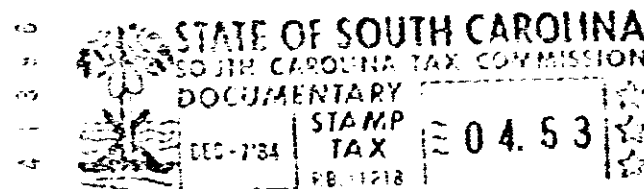
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, with the improvements thereon situate, lying, and being in Greenville County, South Carolina, which is known and designated as parts of Lots 39 and 40 of Hudson Acres as shown on a plat of that Subdivision recorded in the Office of the RMC for said County in Plat Book Y at Page 39, and which, according to a more recent survey and plat prepared by R. B. Bruce, R.L.S., dated March 23, 1967 and recorded in said Office in Plat Book QQQ, Page 67, is described more particularly as follows:

BEGINNING at an iron pin on the eastern side of Rockmont Road, joint front corner with lot 38, and running thence along the eastern side of Rockmont Road, N. 7-20 E., 127.7 feet to an iron pin; thence S. 87-56 E., 222 feet to an iron pin; thence S. 04-45 E., 151.5 feet to an iron pin; and thence N. 82-40 W., 253.2 feet to an iron pin, the point of beginning.

Being the same property conveyed to mortgagor by deed of Herbert J. Elliott, dated September 5, 1969 and recorded in the RMC Office for Greenville County on September 5, 1969 in Deed Book 875 at Page 297.

This mortgage is junior in lien to the mortgage of William D. Richardson given in favor of C. Douglas Wilson & Company, dated March 27, 1967 and recorded in the RMC Office for Greenville County on March 28, 1967 in Book 1053 at Page 179. Subsequently said mortgage was assigned to Metropolitan Life Insurance Company, dated March 28, 1967 and recorded in the RMC Office for Greenville County on March 28, 1967 in Book 1053 at Page 179.



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which has the address of 403 Rockmont Road Greenville, South Carolina 29615 (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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