



DEED BOOK 1088 PAGE 449
APR 4 4 30 PM 1968
CLERK OF COURTS
GREENVILLE, S.C.

State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

G. E. TRIPP

(hereinafter referred to as Mortgagor) SEND(S) GREETINGS:

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of Sixteen

Thousand Five Hundred and no/100ths----- (\$16,500.00---) Dollars, as evidenced by Mortgagor's promissory note of even date herewith, said note to be repaid with interest at the rate

therein specified in installments of One hundred twenty-four and 37/100ths--- (\$124.37-----) Dollars each on the first day of each month hereafter, in advance, until the principal sum with interest has been paid in full, such payments to be applied first to the payment of interest, computed monthly on unpaid principal balances, and then to the payment of principal with the last payment, if not sooner paid, to be due and payable 25 years after date; and

WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall, at the option of the holder thereof become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collaterals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for such proceedings; and

WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for any other purpose;

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described real estate:

All that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of

All that certain lot of land, lying in the State of South Carolina, County of Greenville, on the southern side of Singing Pine Drive shown as Lot No. 28 on a plat of RIVERWOOD, Property of Norman S. Garrison, Jr. and Bobby G. Sexton prepared by C. O. Riddle, R. L. S., dated June, 1967, and recorded in the R.M.C. Office for Greenville County in Plat Book at page and being further described as follows:

BEGINNING at an iron pin on the southern side of Singing Pine Drive at the joint corner of Lots 27 and 28 and running thence along the line of Lot 27 S 39-29 W 249.2 feet to an iron pin; thence S 37-45 E 140 feet to an iron pin on the western side of a proposed street; thence along the western side of the said proposed street N 52-15 E 275 feet to an iron pin; thence along the curve of the intersection of the proposed street and Singing Pine Drive; the chord of which is N 00-53 W 30 feet to an iron pin on the southern side of Singing Pine Drive; thence along Singing Pine Drive N 54-02 W 178.3 feet to the point of beginning.

Being a portion of the property conveyed to Bobby G. Sexton and Norman S. Garrison, Jr., by deed recorded in Deed Book 795 at page 489.

The within described property is subject to such drainage easements, restrictions and rights of way as may be recorded upon the public records of Greenville County.

PAID, SATISFIED AND CANCELLED
First Federal Savings and Loan Association
of Greenville, S. C.

[Handwritten signatures and names]

SEARCHED AND CANCELLED ON RECORD
19 DAY OF
[Handwritten signature]
R.M.C. FOR GREENVILLE COUNTY, S.C.