

GREENVILLE CO. S. C.

APR 7 4 31 PM '76

1334 389

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

DONNIE S. TANKERSLEY SECOND  
R.M.C. MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Jake Mack Wolfe and Judia J. Wolfe

(hereinafter referred to as Mortgagor) is well and truly indebted unto Tri-Co Investments, Inc.

notes

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Six Thousand One Hundred and 00/100 (\$6,100.00)

Dollars, due and payable as follows:  
NOTE #1 - \$1,000.00 due and payable in full within 90 days from date, with interest from date at the rate of 9% per annum.

NOTE #2 - \$5,100.00 due and payable within five years from date; mortgagors to have option to renew this obligation at the end of five-year period, the terms of said renewal to be negotiated between mortgagors and mortgagee with interest thereon from date at the rate of 9% per centum per annum, to be paid until paid in full.

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WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery 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:

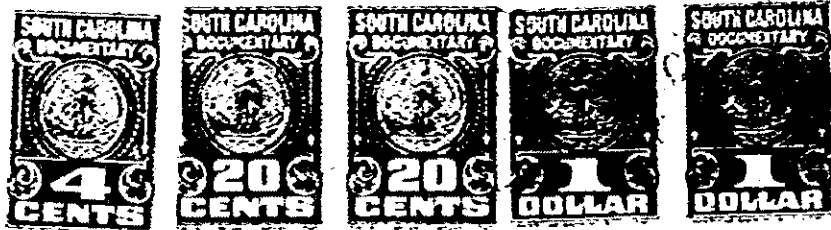
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 6 on a plat of Wemberly Jay, Section 1, prepared by Campbell & Clarkson, Surveyors, Inc., dated June 17, 1974, and recorded in the R.M.C. Office for Greenville County in Plat Book 4-R, Page 88, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Wemberly Lane at the joint front corner of Lot 7 and 6 and running along Wemberly Lane, N. 12-27 E., 36.85 feet; thence continuing along said Wemberly Lane, N. 15-17 E., 83.15 feet to an iron pin at the joint front corner of Lots 6 and 5; thence along the joint line of said lots, S. 74-43 E., 150 feet to the joint rear corner of said lots; thence along rear line of Lot 6, S. 15-17 W., 80.8 feet to a point; thence continuing along rear line of said lot, S. 12-27 W., 32.1 feet to the joint rear corner of Lots 6 and 7; thence along joint line of said lots, N. 77-33 W., 150 feet to the point of beginning.

Being the same property conveyed to mortgagors by Tri-Co Investments, Inc., dated April 6, 1976.

This is a second mortgage and is junior in lien to mortgage of United Federal Savings and Loan Association, recorded in Mortgage Book 1353, Page 431, R.M.C. Office for Greenville County.

\*\*\*Mortgagors have right to prepay either note at any time without penalty.



Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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