

FILED
GREENVILLE CO. S. C.

APR 8 4 39 PM '75

DONNIE S. TANKERSLEY
R.M.C.

United Federal Savings and Loan Association

Fountain Inn, South Carolina

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville } ss:

MORTGAGE
Of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Tri-Co Investments, Inc.

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

WHEREAS, the Mortgagor is well and truly indebted unto UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF Fountain Inn, S. C., (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 Twenty-eight Thousand Four Hundred and 00/100----

DOLLARS (\$ 28,400.00), with interest thereon from date at the rate of 8 - 3/4% per centum per annum, said principal and interest to be paid as therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable.

July 1, 2005

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 hereby grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

All that 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 shown and designated as the southern portion of Lot No. 3 (the northern portion - being triangular in shape - having been conveyed to Barry L. Hipps), on a plat of Wemberly Way, 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 the following metes and bounds, to wit:

BEGINNING at an iron pin in the eastern edge of Wemberly Lane at the joint front corner of Lots 3 and 4 on said plat and running thence N. 15-17 E., 63.15 feet to an iron pin in the eastern edge of said Wemberly Lane; thence continuing along said Wemberly Lane N. 9-32 E., 40 feet to a point, joint front corner of property now or formerly of Barry L. Hipps; thence turning and running in an easterly direction approximately 150 feet to an iron pin at the joint rear corner of Lots 2 and 3; thence turning and running along the rear of Lot 3, S. 15-17 W., 120 feet to an iron pin, joint rear corner of Lots 3 and 4; thence along the joint line of said Lots 3 and 4, N. 74-43 W., 150 feet to an iron pin, the point of beginning.

Being a portion of the property conveyed to mortgagor by deed recorded in the R.M.C. Office for Greenville County in Deed Book 994, Page 787.



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