

GREENVILLE CO. S. C.
OCT 29 1 49 PM '80
DONNIE STAYMERSLEY
R.M.C.

MORTGAGE

1522-483

THIS MORTGAGE is made this 29th day of October, 1980, between the Mortgagor, Thomas D. Tribble and Lynn G. Tribble (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-five thousand four hundred fifty and No/100ths (\$55,450.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 29, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1st, 2010.

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 all improvements thereon or hereafter to be constructed, situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 82, Section 1, Pelham Woods Subdivision, on plat recorded in the RMC Office for Greenville County in Plat Book 4F at Page 33, and having according to a more recent plat for Thomas D. Tribble and Lynn G. Tribble, by Carolina Surveying Co., dated October 25, 1980, the following metes and bounds description, to-wit:

BEGINNING at an iron pin on the southerly side of Greenville-Pelham Road at the joint corner of Lots 81 and 82 and running thence with the said side of Greenville-Pelham Road N. 88-58 E. 95 feet to an iron pin at the joint corner of Lot 82 and property now or formerly of W. C. Garrett; thence running with the Garrett line S. 23-24 E. 216.31 feet to an iron pin; thence N. 88-57 E. 177.4 feet to an iron pin at the joint rear corner of Lots 81 and 82; and running thence with the joint line of said Lots N. 00-55 W. 200.06 feet to an iron pin, the point of beginning.

THIS being the same property conveyed to the Mortgagors herein by deed of Barbara P. Cooper, dated October 29, 1980, and recorded in the RMC Office for Greenville County in Deed Book 1136 at Page 363 on October 29, 1980.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
22.20

which has the address of 1404 Pelham Road, Greenville, S. C. (City)
(Street)
..... (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.

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