

P.O. Box 969  
Greenville, SC  
State of South Carolina

GREENVILLE CO. S.C.

Feb 11 10 26 AM '83  
Mortgage

BOOK 1594 PAGE 463

County of GREENVILLE DONNIE J. BANKERSLEY  
R.M.C.

Words Used In This Document

- (A) Mortgage—This document, which is dated February 3, 19 83, will be called the "Mortgage". Trudy L. Tribbett
- (B) Mortgagor—William O. Tribbett and will sometimes be called "Mortgagor" and sometimes simply "I". "Me", "my", "mine", "myself", and "us" refer to the Mortgagor.
- (C) Lender—The South Carolina National Bank will be called "Lender" and sometimes simply "you". "Your" and "yours" refer to Lender. Lender is a national banking association which was formed and which exists under the laws of the United States of America.

Lender's address is Post Office Box 969, Greenville, SC 29602

- (D) Note—The note, note agreement, or loan agreement signed by William O. Tribbett and Trudy L. Tribbett dated Feb. 3, 19 83 will be called the "Note". The Note shows that I have promised to pay Lender

\$39,759.73 Dollars plus finance charges or interest at the rate of 12.00 % per year

\_\_\_\_\_ Dollars plus a finance charge of \_\_\_\_\_ Dollars

which I have promised to pay in full by \_\_\_\_\_

If this box is checked, finance charges or interest under the Note will be deferred, accrued, or capitalized.

- (E) Property—The property that is described below in the section entitled "Description Of The Property" will be called the "Property".

**My Transfer To You Of Rights In The Property**

On this date, because you loaned me the money for which I gave you the Note, I mortgage, grant and convey the Property to you, your successors and assigns, subject to the terms of this Mortgage. This means that by signing this Mortgage, I am giving you those rights that are stated in this Mortgage and also those rights that the law gives to lenders who hold mortgages on real property. I am giving you these rights to protect you from possible losses that might result if I fail to:

- (A) Pay all the amounts that I owe you as stated in the Note and any future advances made under Paragraph 17 of this Mortgage.
- (B) Pay, with interest or finance charges, any amounts that you spend under this Mortgage to protect the value of the Property and your rights in the Property.
- (C) Keep all of my other promises and agreements under the Note and/or this Mortgage.

This Mortgage secures any renewals, extensions, and/or modifications of the Note.

**Description Of The Property**

- (A) The Property which I mortgage, grant, and convey to you, your successors and assigns, is located in Greenville County and has the following legal description:

ALL that piece, parcel or lot of land in Greenville County, State of South Carolina, and being known and designated as Lot No. 288, Sector VI of Botany Woods as shown on a plat thereof prepared by Piedmont Engineering Service and recorded in the RMC Office for Greenville County in Plat Book YY at Page 131, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southern side of Botany Road at the joint front corner of Lots 228 and 229; thence running S. 40-25 E. 202 feet to an iron pin; thence S. 52-12 W. 200.2 feet to an iron pin on the eastern side of Imperial Drive; thence N. 19-57 W. 192.5 feet to an iron pin; thence with the arch of the corner, N. 19-97 E. 40.3 feet to an iron pin; thence running with the southern side of Botany Road, N. 58-12 E. 98.3 feet to the point of beginning.

THIS being the same property conveyed to the mortgagors herein by deed of Donald A. & Gloria M. Smith, dated Dec. 19, 1977, recorded in the RMC Office for Greenville County on Jan. 3, 1978 in deed Book 1071, Page 158.

THIS mortgage is second and junior in lien to that mortgage given to Carolina Federal Savings & Loan in the original amount of \$45,000.00, recorded in the RMC Office for Greenville County on Jan. 3, 1978 in Mortgage Book 1420, Page 68.

The Property also includes the following:

- (B) All buildings and other improvements that are located on the property described in paragraph (A) of this section;
- (C) All rights in other property I have as owner of the property described in paragraph (A) of this section. These rights are known as "easements, rights and appurtenances attached to the property";
- (D) All rents or royalties from the property described in paragraph (A) of this section;
- (E) All mineral, oil and gas rights and profits, water, water rights and water stock that are part of the property described in paragraph (A) of this section;
- (F) All rights that I have in the land which lies in the streets or roads in front of, or next to, the property described in paragraph (A) of this section;
- (G) All fixtures that are now or in the future will be on the property described in paragraphs (A) and (B) of this section, and, to the extent allowed by law, all replacements of and additions to those fixtures;
- (H) All of the rights and property described in paragraphs (B) through (F) of this section that I acquire in the future; and
- (I) All replacements of and/or additions to the property described in paragraphs (B) through (F) and paragraph (H) of this section.

You, your successors and assigns, are to have and to hold the Property, subject to the terms of this Mortgage.

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