



Page 1 of 1
The amount of this instrument is \$22,884.95

MORTGAGE

BOOK 1315 PAGE 877

THIS MORTGAGE is made this 15th day of June 1983 between the Mortgagor, William O. Tripp and Louise B. Tripp (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Four Thousand Eighty Three Dollars and Twenty Cents Dollars, which indebtedness is evidenced by Borrower's note dated June 15, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 1993;

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 lot of land in the State of South Carolina, County of Greenville, being shown as Lot 117 of Section 1-C of Westcliffe Subdivision, dated December 11, 1963, prepared by Piedmont Engineers and Architects, recorded in Plat Book JJJ at Pages 74-75, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the northwestern side of Willenhall Lane, joint corner of Lots 116 and 117, and running thence with Lot 116, N. 33 W. 145 feet to an iron pin at the joint rear corner of Lots 117 and 118, and running thence with Lot 118, S. 52-37 W. 183.2 feet to iron pin on the northeastern side of Elmhurst Road; thence with said Road S. 52-14 E. 43.7 feet to iron pin; thence S. 43-49 E. 66.3 feet to iron pin; thence with the curvature of the intersection of Elmhurst Road and Willenhall Lane, the chord of which is S. 83-24 E. 38.5 feet to iron pin on Willenhall Lane; thence with said Lane N. 67 E. 126.1 feet to the point of beginning.

This property is conveyed subject to restrictions recorded in Deed Book 783 at Page 405 and is also conveyed subject to all covenants, easements and right of way of record which affect said property.

This is that property conveyed by deed of B.E. Huff to William O. Tripp and Louise B. Tripp dated 1-19-68 recorded 1-19-68, in volume 836 at page 381 of the RMC Office for Greenville County, SC.

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which has the address of 100 Elmhurst Road Greenville, South Carolina 29611 (herein "Property Address");

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 seized 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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