

Security Federal

MORTGAGE

800.1526.214

FILED
GREENVILLE
SEP 16 1983
COUNTY

THIS MORTGAGE is made this 16 day of September, 1983, between the Mortgagor, RICHARD S. TRIPLETT AND DIANA W. TRIPLETT (herein "Borrower"), and the Mortgagee, Security Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States, whose address is 1233 Washington Street, Columbia, South Carolina, 29201 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of TWENTY-FOUR THOUSAND FIVE HUNDRED AND NO/100 (\$24,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 16, 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 October 1, 1998.....

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 with improvements thereon situate on the southwestern side of Lester Avenue in the County of Greenville, State of South Carolina, being shown as Lot No. 15 on a plat of Union Bleachery Subdivision dated March, 1959, recorded in Plat Book QQ at pages 80 and 81, in the R.M.C. Office for Greenville County, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Lester Avenue at the joint front corner of Lot 14 and Lot 15, and running thence with line of Lot 14, S. 51-02 W. 172 feet to an iron pin at the joint rear corner of Lot 14 and Lot 15; thence N. 38-20 W. 62.4 feet to an iron pin at the joint rear corner of Lot 15 and Lot 16; thence with Lot 16, N. 51-53 E. 172 feet to an iron pin on Lester Avenue; thence with said avenue S. 38-20 E. 59.8 feet to the point of beginning.

This is the same property conveyed to mortgagor by deed of Arrington Memorial United Methodist Church dated September 16, 1983, to be recorded herewith.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
RECORDED
SEP 16 1983
STAMP
FOR \$ 500.00

LOVE, THORNTON, ARNOLD & THOLESON
FILE # 28705
MORTGAGE
BY: RICHARD S. TRIPLETT
DATE: 159-12-3

which has the address of 105 Lester Avenue, Greenville, South Carolina 29609,
[Street] [City]
..... (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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