

MORTGAGE OF REAL ESTATE.

FILED

GREENVILLE, S.C.

STATE OF SOUTH CAROLINA }
COUNTY OF ~~XXXXXXXXXX~~
GREENVILLE

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R.M.C.

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In all whom these presents may concern L. W. Penning and Martha W. Penning

SEND GREETINGS:

WHEREAS, We, the said L. W. Penning and Martha W. Penning, are

well and truly indebted to Riddle Bros. & West Builders, Inc., in the

full and just sum of FOURTEEN THOUSAND FIVE HUNDRED THIRTEEN AND ^{52/100} (\$14,513.52) DOLLARS as is evidenced by our certain promissory note in writing of even date herewith, said note provides for payment of the principal sum of \$14,513.52 with interest from February 1, 1984, at the rate of Ten (10%) per cent. per annum on the unpaid balance until paid; the said note further provides that the said principal and interest shall be payable in monthly installments of One Hundred and No/100 (\$100.00) Dollars, commencing on the first day of March, 1984, and continuing on the first day of each and every month thereafter until the principal and interest are fully paid; the said note further provides that said monthly payments shall be applied first to the payment of interest, computed monthly, on the unpaid balance and then to the payment of principal; the said note further provides that if default be made in the payment of any installment under said note, and if the default is not made good prior to the due date of the next such installment, the entire principal sum and accrued interest shall at once become due and payable without notice at the option of the holder of said note; said note further provides that failure to exercise said option shall not constitute a waiver of the right to exercise the same in the event of any subsequent default; said note further provides that in the event of default in the payment of said note, and if it is placed in the hands of an attorney at law for collection, the undersigned agree (s) to pay ten per cent. attorney's fees, reference being thereto had, will more fully appear.

NOW KNOW ALL MEN, that We the said L. W. Penning and Martha W. Penning in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Riddle Bros. & West Builders, Inc., according to the terms of the said note and also in consideration of the further sum of Three Dollars, to us, the said L. W. Penning and Martha W. Penning in hand well and truly paid by the said Riddle Bros. & West Builders, Inc.

at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, HAVE granted, bargained, sold and released, and by these presents DO grant, bargain, sell and release unto the said Riddle Bros. & West Builders, Inc., its Successors and Assigns,

All that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in the City of Greer, on the North side of Highland Drive, as shown on plat prepared for Riddle Brothers & West Builders, Inc., by John A. Simmons, Registered Surveyor, dated December 15, 1983, which plat will be recorded forthwith in the R.M.C. Office for said County, and being more particularly described according to said plat as follows: Beginning at an old iron pin on the North side of Highland Drive, joint front corner with property owned now or formerly by Eldred H. Vaughn, and running thence with the North side of Highland Drive N. 58-29 W. 92.89 feet to an iron pin, joint corner with a 15-foot wide Easement as shown on said plat; thence with the line of said easement N. 27-33 E. 151.87 feet to an iron pin; thence S. 58-56 E. 96.03 feet to an old iron pin, joint rear corner with said Vaughn property; thence with the

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
TAX
FEB 03 1984

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