

State of South Carolina

COUNTY OF GREENVILLE

GREENVILLE CO. S.C.
DEC 28 11 58 AM '84
DONNIE S. TATERSLEY
R.M.C.

To All Whom These Presents May Concern:

We, James Eugene Tripp and Janice D. Tripp

SEND GREETING:

WHEREAS, we the said James Eugene Tripp and Janice D. Tripp in and by our certain promissory note in writing of even date with these Presents, are well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of Twelve Thousand & No/100-----(\$ 12,000.00----) Dollars, with interest from the date hereof at the rate of thirteen 1/2 per cent (13.50%) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

One Hundred Eighty Two & 73/100-----(\$182.73-----) Dollars due and payable on the 5th day of each and every calendar month hereafter until the full principal sum, with interest and all costs, insurance, and expenses incurred in connection with said loan, has been paid, said monthly payments to be applied first to the payment of interest, and then to payment of principal, costs, expenses and insurance, if any, incurred; and said note further providing that if at any time any portion of the principal or interest due hereunder shall be past due and unpaid for a period of sixty (60) days, or upon failure to comply with any of the by-laws of said Association, or with any of the stipulations of this mortgage, the whole amount due under said note, shall at the option of the holder become immediately due and payable, and said note further providing for a reasonable attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and collectible as a part thereof, if the same be placed with an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind.

KNOW ALL MEN BY THESE PRESENTS, That we the said James Eugene Tripp and Janice D. Tripp, in consideration of the said debt and sums of money aforesaid, and for the better securing the payment thereof to the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., according to the terms of the said note, and also in consideration of the further sum of Three (\$3.00) Dollars to us the said mortgagor, in hand well and truly paid by the said mortgagee, at and before the sealing and delivery of these Presents (receipt of which is hereby acknowledged), have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., its successors and assigns:

That certain lot, parcel or tract of land, with all improvements now constructed thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Bates Township, on the Eastern side of U.S. Highway No. 25 and being shown on plat of property made for James E. Tripp by Jeffery M. Plumlee, Inc., dated July 10, 1984, recorded herewith, and having the following courses and distances, to wit: (Plat Book 10U page 31)

Beginning at a new iron pin on the Eastern side of Highway No. 25, corner of Gantt and running thence along the eastern side of said highway N. 7-09 W., 263.3 feet to new iron pin, corner of Bernice T. Cox lot; thence with her line, S. 88-59 E., 633.3 feet to new pin at Enoree River; thence down the river the following traverse lines, S. 21-43 E., 168.6 feet and S. 19-12 W., 107.9 feet to new pin at corner of Gantt; thence with Gantt, N. 89-13 W., 627.4 feet to the beginning corner and containing 3.9 acres, more or less.

This is the same conveyed to us by Bernice Cleo T. Cox by deed dated July 20, 1984 recorded July 23, 1984 in Deed Book 1217, page 690, in the R.M.C. Office for Greenville County.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
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