

FILED
GREENVILLE CO. S. C.

BOOK 1226 PAGE 34

State of South Carolina
County of GREENVILLE

MAR 17 11 04 AM '72
LIE FARNSWORTH
R.M.C.

MORTGAGE OF REAL ESTATE

WHEREAS: Helen D. Tripp

OF Greenville County, S. C., hereinafter called the mortgagor(s) is indebted to Cameron-Brown Company, a corporation organized and existing under the laws of the State of North Carolina, hereinafter called mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of SEVEN THOUSAND AND 84/100-----(\$ 7,000.84) Dollars, together with add-on interest at the rate of six (6%) per cent per annum, until paid in full, said principal and interest being payable at the office of Cameron-Brown Company in Raleigh, North Carolina, or at such place as the holder of the note may designate in writing delivered or mailed to the mortgagor(s), in monthly installments of ONE HUNDRED EIGHTEEN AND 34/100 (\$ 118.34) Dollars, commencing on the fifteenth day of April , 19 72 , and continuing on the fifteenth day of each month thereafter for 83 months, with a final payment of (\$ 118.34) until the principal and interest are fully paid, provided, however, that if not sooner paid the entire indebtedness shall be due and payable on the fifteenth day of March , 19 79 ; the mortgagor(s) shall have the right to prepay or anticipate payment of this debt in whole or in part at anytime, in amounts not less than the aforesaid monthly installments, and shall receive a rebate for any charged-but-unearned interest, computed in accordance with the Standard Rule of 78.

NOW, BE IT KNOWN TO ALL, that the mortgagor(s), in consideration of the aforesaid debt and sum of money, and for the purpose of securing the payment thereto to the mortgagee, and also in consideration of the further sum of Three Dollars, paid to the mortgagor(s) by the mortgagee, receipt of which is hereby acknowledged at and before the sealing and delivery of these presents, has granted, bargained, sold, assigned, and released, and by these presents do grant, bargain, sell, assign and release unto the mortgagee, its successors or assigns, the following described property, to-wit:

ALL that lot of land in Greenville County, South Carolina, on the southeastern side of Conestee Avenue, being shown as Lot 9 on plat 1 of Park Hill, recorded in Plat Book F, at pages 135 - 136, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Conestee Avenue at joint front corner of Lots 9 and 10 and running thence with line of Lot 10, S. 62-50 E. 180-feet to an iron pin; thence N. 24-35 E. 64.7 feet to an iron pin at rear corner of Lot 8; thence with line of Lot 8, N. 62-43 W. 177 feet to an iron pin on Conestee Avenue; thence with the southeastern side of said Avenue, S. 27-10 W. 65 feet to the point of beginning.

This being the same property conveyed to the mortgagor herein by deed recorded in the RMC Office for Greenville County in Deed Volume 858, at Page 254.

This mortgage is second and junior in lien to mortgage in favor of Fidelity Federal Savings and Loan Association in the original amount of \$9,200.00, recorded December 19, 1968 in the RMC Office for Greenville County in REM Volume 1112, at Page 577.

ALSO: All that piece, parcel or tract of land in the State of South Carolina, County of Pickens, located approximately 4 1/2 miles southwest of Easley, containing approximately 82 acres, being more fully described according to plat of J. Coke Smith, Surveyor, dated October 29, 1940, recorded in Plat Book 4, at Page 52 in the Office of the Clerk of Court for Pickens County, South Carolina, being that portion lying on the west side of the road shown thereon.

LESS, HOWEVER, the following tracts which have been conveyed previously:

5.21 acres conveyed to Franklin C. Coleman and Winona S. Coleman by deed dated August 24, 1963, recorded in Deed Volume 10-K, at Page 80, in the Office of the Clerk of Court for Pickens County.

2 acres conveyed to Samuel M. Baker by deed dated October 22, 1963, recorded in Deed Volume 10-L, at Page 28, in the Office of the Clerk of Court for Pickens County.

1 acre conveyed to Samuel M. Baker by deed recorded in Deed Volume 11-Z, at Page 128; in the Office of the Clerk of Court for Pickens County.