

FILED
GREENVILLE CO. S. C.
DEC 29 10 26 AM '75
DONNIE S. TANKERSLEY
R.M.C.

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MORTGAGE

THIS MORTGAGE is made this 17th day of December, 1975, between the Mortgagor, EDDIE L. CAMPBELL AND SHEILA C. CAMPBELL (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-one Thousand and no/100 (\$31,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 17, 1975, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2001;

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 certain piece, parcel or lot of land situate, lying and being in Highland Township of the County and State aforesaid, containing 11 acres, more or less, according to a plat of property of J. Truman Lindsey and Cynthia M. Lindsey, prepared by Terry T. Dill, RLS, on February 19, 1965, and having, according thereto, the following courses and distances, to-wit:

BEGINNING at a pin in the center of S. C. Highway No. 23-115, and running thence N. 6-53 E. 111 feet to a point; thence along a branch as follows: S. 52-30 E. 280 feet; N. 88-30 E. 95 feet; S. 86-15 E. 375 feet; S. 78-40 E. 250 feet to an iron pin; thence S. 11-10 W. 923 feet to an iron pin; thence N. 78-36 W. 206 feet along a branch to a pin in the center of said road; thence along the center of said road in a northwestern direction 1115 feet to the point of beginning.

This property is subject to any and all restrictions or easements that appear of record on the recorded plat(s) or on the premises.

This is the same property conveyed to the mortgagors herein by Vena H. Jones and Juanita C. Young by deed recorded in the R. M. C. Office for Greenville County.



which has the address of Route #2 Landrum
(Street) (City)
South Carolina 29356 (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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