

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, KAREN S. CAMPBELL

(hereinafter referred to as Mortgagor) is well and truly indebted unto GRACE W. LEPPARD

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Thirty Four Thousand and Eighty and no/100

Dollars (\$34,080.00) due and payable

in two annual payments on principal as follows: The sum of \$17,040 due and payable on December 26, 1979 and a like sum due and payable on December 26, 1980 with interest payable monthly on said indebtedness at the rate of 9% per annum with the first such interest payment due January 26, 1979

with interest thereon from date at the rate of 9% per centum per annum, to be paid monthly

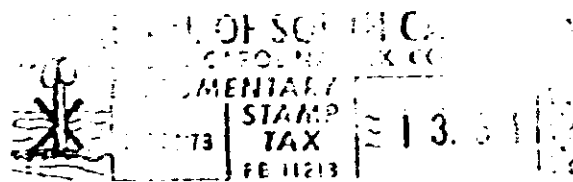
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, near the City of Greenville, being a portion of Lots Nos. 54, 55, and 56 on Plat of Paramount Park prepared by Piedmont Engineering Service, in July, 1949, recorded in the RMC Office for Greenville County, S. C. in Plat Book W, at page 57, and having, according to a recent Survey made by Piedmont Engineering Service, March 18, 1963, entitled "Property of R. Neal Campbell and Ben A. Leppard", the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwest side of S. C. Highway No. 291 (also known as Pleasantburg Drive) and running thence along the joint line of old lots 55 and 56, N. 25-39 W. 109.8 feet to an iron pin; thence N. 54-58 E. 152.1 feet to an iron pin on the west side of Crosby Circle; thence with line of said street S. 25-39 E. 62.1 feet to an iron pin; thence along a curving course (the chord of which is S. 20-45 W.) 40.2 feet to an iron pin on the north-west right-of-way line of S. C. Highway 291; thence with said right-of-way as the line, S. 46-56 W. 132.1 feet to the point of beginning.

Being the same property conveyed to the Mortgagor by deed of the Mortgagee of even date to be recorded simultaneously herewith.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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