

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

S. C.

PII '82
SLEY

MORTGAGE OF REAL ESTATE

BOOK 1576 PAGE 272

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, ARTHUR P. CAMPBELL and ANGELINE S. CAMPBELL

(hereinafter referred to as Mortgagor) is well and truly indebted unto BARRY J. GWINN

(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
Fifteen Thousand Three Hundred Eighteen and No/100 Dollars (\$ 15,318.00) due and payable

Terms of repayment as set forth in Mortgage Note

with interest thereon from _____ at the rate of _____ per centum per annum, to be paid:

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 _____

ALL those pieces, parcels or lots of land situate, lying and being on the northern side of Jesse Court, heretofore a private street, in the County of Greenville, State of South Carolina, being shown and designated as Lot Nos. 5 and 6 on an adjusted plat entitled "J. and S. Estates" prepared by Webb Surveying & Mapping Co. dated April 1982, recorded July 20, 1982, in the R.M.C. Office for Greenville County in Plat Book 9C at page 79, and having according to said plat, in the aggregate, the following metes and bounds:

BEGINNING at an iron pin on the northern side of Jesse Court, said iron pin being located 1182 feet, more or less, to S. C. Highway 290, and running thence N. 32-29 W. 635.9 feet to an iron pin; thence N. 66-41 E. 176.5 feet to an iron pin; thence continuing along the same line N. 62-12 E. 152.9 feet to an iron pin; thence continuing along the same line N. 76-17 E. 336 feet to a corner iron pin; thence S. 7-15 E. 550.7 feet to an iron pin; thence continuing along the same line S. 18-02 E. 51.2 feet to a corner iron pin; thence S. 72-19 W. 161.7 feet to an iron pin on the cul-de-sac of Jesse Court; thence with the curve of the cul-de-sac of Jesse Court, the chords of which are: N. 47-06 W. 50 feet to an iron pin; thence S. 81-27 W. 38.2 feet to an iron pin, thence S. 26-03 W. 91.1 feet to an iron pin on the northern side of Jesse Court; thence with the northern side of Jesse Court S. 58-57 W. 116 feet to an iron pin, the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, easements, and rights of way, if any, affecting the above described property.

This is the same property conveyed to Mortgagor herein by Deed of Barry J. Gwinn on July 26, 1982, and recorded in Deed Book 1120 at Page 222.

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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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