



BOOK 1529 PAGE 376  
Documentary Stamps are figured on  
the amount financed: \$ 6,006.44

# MORTGAGE

THIS MORTGAGE is made this 26th day of August 1983, between the Mortgagor, Betty G. Campbell (formerly Betty Adams) (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eight Thousand Four Hundred Thirty Seven and 20/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 26, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on Sept. 15, 1988;

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 piece, parcel or lot of land situate, lying and being in Austin Township, Greenville County, State of South Carolina, just East of the Town of Mauldin, designated as Lot No. 14 on plat prepared by C.C. Jones and Associates for Leo B. Champion in May, 1955, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Northern side of Sunrise Drive, the joint front corner of Lots Nos. 14 and 15, as shown on said plat, running thence N. 20-47 W. 210.2 feet to an iron pin; thence N. 78-58 E. 130.7 feet to an iron pin; thence S. 11-42 E. 209.8 feet to an iron pin on the Northern side of Sunrise Drive; thence S. 79-30 W. 100 feet along the Northern side of Sunrise Drive to the point of beginning.

This is the identical property conveyed to the grantor herein and James Adams by deed of Leo Champion dated May 13, 1955 and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 525 at page 453; James Adams conveyed his undivided one-half interest in his property to the grantor herein by his deed dated May 9, 1961 and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 675 at page 380.

which has the address of 125 Sunrise Dr Mauldin, SC (City)  
29662 (Street) (City)  
(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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