

GREENVILLE, S.C.

APR 11 4 17 PM '83

DONNIE S. MOLEY

1601 577

MORTGAGE

(Construction—Permanent)

THIS MORTGAGE is made this _____ day of _____, 19____, between the Mortgagor, Delores S. Campbell and Herman H. Campbell, (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty thousand and no/100 (\$30,000.00) Dollars or so much thereof as may be advanced, which indebtedness is evidenced by Borrower's note dated _____, (herein "Note"), providing for monthly installments of interest before the amortization commencement date and for monthly installments of principal and interest thereafter, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2013;

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, (b) the performance of the covenants and agreements of Borrower contained in a Construction Loan Agreement between Lender and Borrower dated _____, 19____, (herein "Loan Agreement") as provided in paragraph 24 hereof, and (c) 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 lot of land situate and lying in Greenville County, State of South Carolina, situate on the western side of Altamont Road, being shown as Lot No. 4 on plat of property of Lessie J. Campbell, made by C. O. Riddle, April 4, 1983, and recorded in the R. M. C. Office for Greenville County in Plat Book SP, at Page 72 and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the west side of Altamont Road at joint front corner of Lots 4 and 5 and running thence with the line of Lot 4 and 5 S.88-04W. 24.84 feet to an iron pin; thence, S.41-58W. 93.6 feet to an iron pin; thence, S.55-10W. 153.6 feet to an iron pin; thence, running N.46-33W. 103.33 feet to an iron pin; thence, running along the joint line of Lots 4 and 1 N.20-14E. 255 feet to an iron spike in the center of a driveway; thence, the reverse of N.68-57W. 235 feet to an iron spike; thence, S.15-11E. to the beginning corner.

This being the same property conveyed to the Mortgagors herein, Herman H. Campbell and Delores S. Campbell, by deed of Lessie Campbell dated November 4, 1982, and recorded in the R. M. C. Office in Deed Book 1176, at Page 742.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
TAX \$ 12 80

Derivation:

which has the address of Rt. 12, Altamont Rd. Greenville, S.C.
(Street) (City)
South Carolina 29609 (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 seized 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.