

FILED
GREENVILLE, S.C.

MORTGAGE

Vol 1547 p 329

THIS MORTGAGE is made this 7th day of February 1984 between the Mortgagor, Dean Stuart Campbell a/k/a Dean Campbell (herein "Borrower"), and the Mortgagee, Union Home Loan Corporation of South Carolina a corporation organized and existing under the laws of the State of South Carolina whose address is Suite 205, Heaver Plaza, 1301 York Road Lutherville, Maryland 21093 (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of U.S. \$ 15,365.00 which indebtedness is evidenced by Borrower's note dated February 7, 1984 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on February 15, 1994;

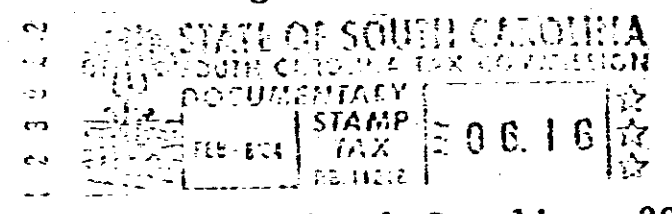
TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and the performance of the covenants and agreements of Borrower herein contained, 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 the County of Greenville, State of South Carolina in O'Neal Township, containing 5.6 acres, more or less, and being shown on plat of A.D. Calicutt and E.C. Howard, By R.B. Bruce, dated August 28, 1975 and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 5-N at Page 16 and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the eastern side of S.C. Highway No. 14, at the corner of E.C. Howard, and running thence N 63 E, 411.5 feet to an iron pin; thence S 9-30 E, 129 feet to an iron pin; thence S 9-30 E, 106 feet to an iron pin; thence S 25-10 E, 117.5 feet to an iron pin; thence S 71-16 E, 316 feet to an iron pin; thence S 32-45 E, 56.5 feet to an iron pin; thence S 57-30 W, 490.5 feet to an iron pin on the eastern side of South Carolina Highway No. 14; thence with said Highway the following courses and distances: N 32-32 W, 200 feet; N 33 W, 400 feet; N 36-54 W, 50 feet to the point of BEGINNING.

DERIVATION: Deed of Robert L. Morrison recorded May 5, 1981 in Deed Book 1147 at page 463 in the Greenville County RMC Office.

This mortgage is junior and secondary in lien to that certain mortgage of Dean Campbell and Robert L. Morrison to Travelers Rest Federal S&L in the amount of \$25,600.00 recorded September 9, 1975 in Mortgage Book 1348 at Page 188 in the Greenville County RMC Office.



which has the address of Route 2, Box 516, Greer, South Carolina 29651
 [Street] [City]
 South Carolina (herein "Property Address");
 [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 and rents, all of which 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 hereinafter 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, and that the Property is unencumbered, except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in the Note.
2. Funds for Taxes and Insurance. Subject to applicable law or a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and

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