



Documentary Stamps are figured on the amount financed: \$ 4,239.42

MORTGAGE

THIS MORTGAGE is made this 2nd day of March 1984 between the Mortgagee, Larry Duane Campbell and Arvilla Bowling Campbell (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK, FSB, 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 Five Thousand Two Hundred Fifty dollars and 96/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 2, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 15, 1987

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 on the southeastern side of the White Horse Road in Paris Mountain Township, County of Greenville, State of South Carolina and known and designated as a portion of Tract No. 2 of the plat of property of J. H. Walker Estate, and according to the plat of property of Mr. & Mrs. Kott Witt made by R. C. Lose dated July, 1954, has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of White Horse Road, joint front corner of this tract and property now or formerly of Trammel and running thence along the joint line of said tracts, S. 85-40 E. 435.6 feet to an iron pin; running thence S. 32-11 W. 140.9 feet to an iron pin; running thence along the line of other property of the grantor, N. 85-40 W. 435.6 feet to an iron pin on the southeastern side of White Horse Road; running thence along the southeastern side of White Horse Road, N. 32-11 E. 140.9 feet to an iron pin, point of beginning, containing 1.25 acres more or less.

This is that same property conveyed by deed of Doot Witt and Ruby G. Witt to Larry Duane Campbell and Arvilla Bowling Campbell dated February 8, 1956 and recorded February 10, 1956 in deed Volume 545 at Page 58 in the RMC Office for Greenville County, South Carolina.

which has the address of 8200 White Horse Rd Greenville SC 29611 (herein "Property Address");

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.

