

MAR 29 12 10 PM '84

THIS MORTGAGE is made this 23rd day of March 1984, between the Mortgagor, Samuel E. Campbell (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of the State of South Carolina, whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

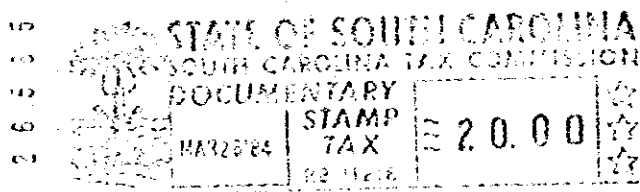
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Thousand and no/100 (\$50,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2014;

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 tract of land situate, lying and being in the State of South Carolina, County of Greenville, southeast of the City of Greenville, containing 57.83 acres, more or less, as shown on a plat of property of W. H. Campbell Estate, made by C. O. Riddle, Registered Surveyor, dated September, 1970, which is duly recorded in the R.M.C. Office for Greenville County, in Plat Book 4 J, at page 9, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a spike in the center of Preston Road and Sandy Springs Road and running thence S. 62-26 W. 476.8 feet to the approximate center of said Preston Road, to an iron pin in the center of Preston Road; thence N. 33-14 W. 370.8 feet to a stone o.m.; thence N. 85-17 W. 1533.2 feet to a stone o.m.; thence N. 16-01 E. 542.5 feet to an iron pin; thence N. 80-57 E. 836.1 feet to an iron pin; thence N. 87-52 E. 1027.6 feet to an iron pin on the western side of Sandy Springs Road; thence across Sandy Springs Road N. 35-53 E. 115 feet to an iron pin; thence N. 11-02 E. 456 feet to an iron pin on the line of property now or formerly of Garrison; thence N. 82-56 E. 706.3 feet to an iron pin; thence with the line of property now or formerly of Lizzie Campbell S. 3-20 W. 1207.4 feet to an iron pin; thence S. 62-26 W. 713.8 feet to a point in the center of the intersection of Preston Road and Sandy Springs Road, the point of beginning, and containing 57.83 acres, more or less.

This is the identical property conveyed to the Mortgagor herein by deed of Harry T. Campbell, et al., dated May 4, 1971, and recorded in said RMC Office in Deed Book 914, at page 163, on May 4, 1971.



which has the address of Route 3, Box 146-B Pelzer, S. C. 29669 (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.

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