

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

We, Kenneth E. Campbell and Linda B. Campbell

SEND GREETING:

WHEREAS, we the said Kenneth E. Campbell and Linda B. Campbell in and by our certain promissory note in writing of even date with these Presents, are well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of Five Thousand and no/100----- (\$ 5,000.00----) Dollars, with interest from the date hereof at the rate of fourteen 3/4 per cent (14.75%) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

One Hundred Seventy Two and 72/100-----(\$ 172.72-----) Dollars due and payable on the 5th day of each and every calendar month hereafter until the full principal sum, with interest and all costs, insurance, and expenses incurred in connection with said loan, has been paid, said monthly payments to be applied first to the payment of interest, and then to payment of principal, costs, expenses and insurance, if any, incurred; and said note further providing that if at any time any portion of the principal or interest due hereunder shall be past due and unpaid for a period of sixty (60) days, or upon failure to comply with any of the by-laws of said Association, or with any of the stipulations of this mortgage, the whole amount due under said note, shall at the option of the holder become immediately due and payable, and said note further providing for a reasonable attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and collectible as a part thereof, if the same be placed with an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind.

KNOW ALL MEN BY THESE PRESENTS, That we the said Kenneth E. Campbell and Linda B. Campbell, in consideration of the said debt and sums of money aforesaid, and for the better securing the payment thereof to the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., according to the terms of the said note, and also in consideration of the further sum of Three (\$3.00) Dollars to us the said mortgagor, in hand well and truly paid by the said mortgagee, at and before the sealing and delivery of these Presents (receipt of which is hereby acknowledged), have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., its successors and assigns:

That certain lot, parcel or tract of land, with all improvements now constructed thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, O'Neal Township, on the northwestern side of Bates Road containing 3.0 acres as shown and delineated on a plat of property surveyed for Denneth Campbell by Lindsey & Associates, R.L.S. dated March 20, 1979 and recorded in the R.M.C. Office for Greenville County in plat book 7-D at page 24 and having according to said plat the following metes and bounds, to wit:

Beginning at an iron pin on the southeastern right of way of Bates Road, 1330 feet from the intersection of Bates Road and S.C. Highway 290 and running thence through Bates Road and along property of Kemp N. 27-36 W. 608.4 feet to an old iron pin; thence turning and running along other property of Tate, S. 42-09 W. 226.67 feet to an iron pin; thence turning and running and continuing along property of Tate S. 19-36 W. 462.06 feet to an iron pin in the center of a private drive, N. 75-18 E. 68.67 feet to an iron pin; thence continuing with the center line of said private drive N. 79-18 E. 208.89 feet to an iron pin on the southeastern right of way of Bates Road; thence turning and running along the right of way of said road N. 42-04 E. 10.75 feet to the point of beginning.

This conveyance is made subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights of way appearing on the property or of record.

This is the same as conveyed to us by Mary H. Tate by deed dated March 30, 1979 recorded in deed book 1099 page 866, Greenville County R.M.C. Office on the 4th of April, 1979.

