

GRAND FILED  
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DOOR  
R.M.C. GREENVILLE

# MORTGAGE

BOOK 1496 871

THIS MORTGAGE is made this 29th day of February 1980, between the Mortgagor, Richard W. Campanaro and Mary P. Campanaro (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of 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 Twenty-Seven Thousand and No/100 (\$27,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 29, 1980 (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 1, 1985.

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 certain piece, parcel or tract of land situate, lying and being on Cleveland Street, City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot 15, Collins Creek Subdivision, as more particularly appears on that certain plat entitled "Collins Creek, Section II" prepared by C. O. Riddle, Surveyor, dated July 30, 1979, and recorded in the R.M.C. Office for Greenville County in Plat Book 7-C at Page 57, and having according to said plat the following metes and bounds:

BEGINNING at the joint front corner of Lots 15 and 16, Collins Creek Subdivision, on the right-of-way for Cleveland Street and running thence with the joint side line of Lots 15 and 16 N. 21° 35' W., 250 feet to the joint rear corner of Lots 15 and 16 on the right-of-way for a 20 foot alley; thence with the rear line of Lot 15 along the right-of-way of said alley N. 72° 57' E., 68.56 feet to a point; thence continuing with the right-of-way of said alley N. 64° 37' E., 81.83 feet to the joint rear corner of Lots 14 and 15; thence with the joint side line of Lots 14 and 15 S. 21° 35' E., 250 feet to the joint front corner of Lots 14 and 15; thence with the right-of-way for Cleveland Street S. 68° 25' W., 150 feet to the point of beginning.

This is the same property conveyed to the Borrower herein by deed of Babbs Hollow Development Company dated February 21, 1980, and recorded in the R.M.C. Office for Greenville County in Deed Book 1121 at Page 415.

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
STAMP  
FEB 29 1980

which has the address of \_\_\_\_\_ (Street) \_\_\_\_\_ (City) \_\_\_\_\_ (State and Zip Code) (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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