

GREENVILLE, CO. S. C.

OCT 24 3 54 PM '77

DONNIE S. TANKERSLEY
R.M.C.

BOOK 1413 PAGE 743

MORTGAGE

THIS MORTGAGE is made this 24th day of October, 1977, between the Mortgagor, Roy J. Campbell, Jr. and Cecile G. Campbell (herein "Borrower"), and the Mortgagee, Home Savings and Loan Association of the Piedmont, a corporation organized and existing under the laws of South Carolina, whose address is 208 East First Avenue, Easley, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fourteen Thousand and no/100 (14,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 24, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 1992

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 lot of land with the buildings and improvements thereon, situate on the North side of Welcome Avenue, near the City of Greenville, in Greenville County, South Carolina, being shown as the eastern portion of Lot No. 80 on Map No. 2 of Camilla Park, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "M", Page 85, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of Welcome Avenue at the joint corner of Lots 80 and 81 and runs thence along the line of Lot 81, North 9-16 East 64.6 feet to an iron pin; thence North 80-44 West 176.6 feet to an iron pin; thence through Lot 80, South 30-30 East 161.8 feet to an iron pin on the North side of Welcome Avenue; thence along Welcome Avenue, North 59-38 East 94.1 feet to the BEGINNING corner.

ALSO: "ALL that piece, parcel or lot of land located on Welcome Avenue in the County of Greenville, State of South Carolina, having a triangular shape, and being more fully described by a plat by Robert Jordan, dated August 3, 1968, said plat being recorded in the R.M.C. Office for Greenville County in Plat Book YYY, at Page 123, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Welcome Avenue and running thence with the northern side of Welcome Avenue South 59-16 West 30 feet to an iron pin; thence running North 9-16 East 39 feet to an iron pin; thence running South 40-05 East 30.2 feet to an iron pin, the point of BEGINNING.

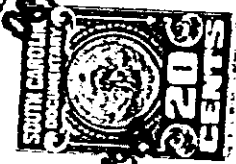
This conveyance is subject to all restrictions, zoning ordinances, setback lines, roads or passageways, easements and rights of way, if any, affecting the above described property.

This is identical tracts of land conveyed to mortgagors herein named by deed of this date from J. A. Barker, also known as J. Archie Barker, Sr., and being recorded in the office of the R.M.C. Office for Greenville County simultaneously herewith, in Book 1067, at Page 244.

which has the address of 103 Welcome Avenue, Greenville, South Carolina (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.



4328 RV-27

0743