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MORTGAGE

BOOK 1540 PAGE 953

THIS MORTGAGE is made this 12th day of May 1981, between the Mortgagor, William R. Campbell (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of South Carolina, whose address is 107 Church Street - Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 15,000.00 which indebtedness is evidenced by Borrower's note dated May 12, 1981 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on May 1, 1991;

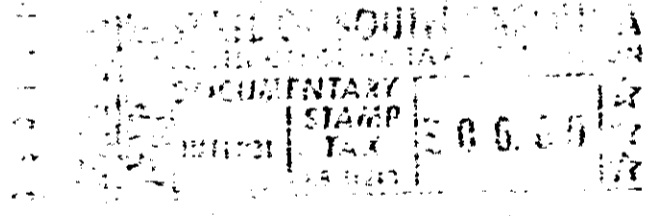
TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and the performance of the covenants and agreements of Borrower herein contained, 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 lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Highland Township, on the west side of Jordan Road, near the Jordan School, containing 44.25 acres, more or less, bounded by lands now or formerly belonging to Hilton Babb, J. A. Herman and others, and being described as follows:

BEGINNING at an iron pin on the west side of Jordan Road, and running thence S. 78 1/2 W. 2513 feet, more or less, to a black gum tree on Beaver Dam Creek; thence along and with the meanders of the Beaver Dam Creek as line in a northwesterly direction 1268 feet, more or less, to an iron pin in the middle of Beaver Dam Creek; thence S. 88 1/2 E. 1990 feet, more or less, to a stone, rear corner of lot being retained by Clifton A. Stokes; thence in a southeasterly direction 340 feet to a stake; thence in an easterly direction 234 feet to a stake on west side of Jordan Road; thence along and with the Jordan Road in a southeasterly direction 262 feet to the point of beginning.

This is the same property conveyed to mortgagor by deed of Clifton A. Stokes dated January 8, 1971 and recorded January 13, 1971 in Deed Book 906 at page 285 in the R.M.C. Office for Greenville County.

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which has the address of Route 2, Jordan Road, Greer, South Carolina 29651 (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 and rents, all of which 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 hereinafter 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, and that the Property is unencumbered, except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

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UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:
1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in the Note.
2. Funds for Taxes and Insurance. Subject to applicable law or a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and

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