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**MORTGAGE**

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THIS MORTGAGE is made this 18th day of January 1982 between the Mortgagor, William A. 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. \$ 2,600.00 which indebtedness is evidenced by Borrower's note dated January 18, 1982 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 January 1, 1985;

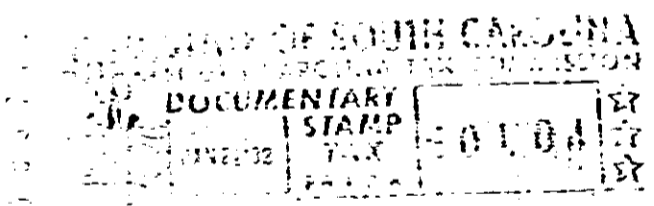
TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and the performance of the covenants and agreements of Borrower herein contained, 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 lot of land in the County of Greenville, State of South Carolina, in Chick Springs Township, together with all improvements thereon, being designated as Lot No. 8 of Cole Acres, according to plat of M. H. Woodward, R. E., made 1946, recorded in the RMC Office for Greenville County in Plat Book P at Page 73, and having the following metes and bounds, to-wit:

Beginning at a point on the south side of Butler Avenue, joint front corner of Lot No. 8 with rear corner of Lot No. 7 and running thence along the rear line of Lots 6 and 7, S. 14-20 W. 200 feet; thence S. 78-00 E. 100 feet; thence N. 14-20 E. 200 feet to Butler Avenue; thence along the south side of Butler Avenue, N. 78-00 W. 100 feet to the point of beginning.

This is the same property conveyed to William A. Campbell and Cleo Campbell by deed of Charles T. Gerguson recorded October 31, 1975 in Deed Book 1026 at Page 612 in the RMC Office for Greenville County, S. C.

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



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which has the address of 2 Sunnydale Drive Greenville South Carolina 29609 (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 seized 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.

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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