



MORTGAGE

THIS MORTGAGE was made this 25th day of May 1982 between the Mortgagor, Joseph P. Campbell and Susan D. Campbell (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of Seventeen thousand, seven hundred, sixty-six and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 25, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 6/1/89;

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 piece, parcel or lot of land in Greenville County, State of South Carolina and known and designated as a portion of Lot 2 on a map of Avice-Dale as recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book B at Page 53, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the west side of Avice-Dale Drive at the joint front corners of Lots 2 and 3 and running thence along the joint line of Lots Nos. 2 and 3, N. 63-45 W. 488.5 feet to a point on the Earle line; thence along the Earle line, N. 28-30 E., 90 feet to a stake; thence S. 63-45 E., 480.6 feet to a stake on the west side of Avice-Dale Drive; thence along Avice-Dale Drive, S. 22-30 W., 91.8 feet to the point of beginning and containing one acre, more or less.

This is that same property conveyed by deed of Charles R. Burger to Joseph P. Campbell and Susan D. Campbell, dated 9/27/79, recorded 9/28/79, in Deed Volume 1112, at Page 547, in the R.M.C. Office for Greenville County, SC.

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which has the address of Rt. 8, Avicedale Dr., Greenville, SC 29611 (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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