

State of South Carolina

1577-934

Mortgage of Real Estate

County of Anderson

608 997

THIS MORTGAGE made this 16th day of March 19 81

by THOMAS W. CAMPBELL, JR.

(hereinafter referred to as "Mortgagor") and given to WILLIAM P. BONNER, Trustee under

"Heather Ann Campbell Trust", dated February 11, 1981.

(hereinafter referred to as "Mortgagee"), whose address is 2803-B, Old Buncombe Road, Greenville, South Carolina

WITNESSETH:

THAT WHEREAS THOMAS W. CAMPBELL, JR.

is indebted to Mortgagee in the maximum principal sum of TWENTY THOUSAND and no/100 Dollars (\$ 20,000.00 ) which indebtedness is

evidenced by the Note of THOMAS W. CAMPBELL, JR. of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is payable on demand

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-50, as amended, Code of Laws of South Carolina (1976) (i) all future advances and readvances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all renewals and extensions thereof, and (ii) all other indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether direct or indirect, the maximum amount of all indebtedness outstanding at any one time secured hereby not to exceed \$ 20,000.00 plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorneys fees, has granted, bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property:

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 Anderson, on the waters of Lake Hartwell, designated as Lot No. 5 on plat of Buckwood Subdivision made for Alice G. Hartzell by J.H. Hughes, Jr., dated January 29, 1972, a blueprint copy of which is recorded in the Office of the Clerk of Court for Anderson County in Plat Book 77 at page 18. On said plat the said Lot No. 5 is shown to front on the Government line above the approximate water line of the waters of Lake Hartwell 101 feet and running back therefrom a distance of 257.2 feet on its Western boundary and 268.5 feet on its eastern boundary to the rear line which measures 100 feet. The said lot is bounded on the North by the U.S. Government line above the approximate water line of Lake Hartwell, on the East by Lot No. 6; on the South by Road S-4-193, and on the West by Lot No. 4.

This is the same property conveyed to Thomas W. Campbell, Jr. and Linda G. Campbell by deed of Alice G. Hartzell, dated August 10, 1975 of record in said Clerk's Office in Deed Book 18-A at page 169; the said Linda G. Campbell having conveyed her one-half interest in said property to Thomas W. Campbell, Jr., by deed dated JUNE 14, 1976 recorded in Deed Book 18F at page 711 in the Office of the Clerk of Court for Anderson County.

This mortgage is junior in priority to that certain note and mortgage heretofore given and granted to Anderson Savings and Loan Association, Inc., Anderson, South Carolina, recorded in Book 585 at page 761 in the Office of the Clerk of Court for Anderson County.



TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto, all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto):

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