

MORTGAGE

GR: FILED
CO. S. C.

DEC 20 2 01 PM '82

THIS MORTGAGE is made this 24th day of December 19. 82. between the Mortgagee Thomas W. Campbell, Jr. (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 Ninety Two Thousand and no/100 (\$92,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 24, 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 January 1, 2013.

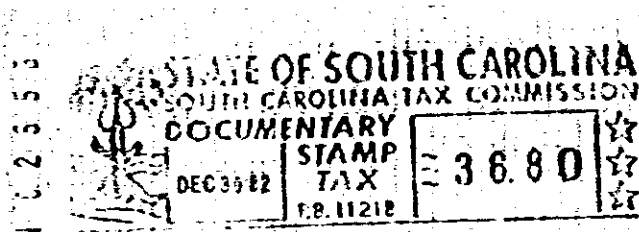
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 certain piece, parcel or lot of land lying and being situate in the County of Greenville, State of South Carolina being shown on plat entitled "Property of Thomas W. Campbell, Jr." containing 5.39 acres more or less, as recorded in Plat Book 24 at Page 42 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an old nail and cap on the southeastern side of Anderson Ridge Road and running thence N. 31-02 W. 35.02 feet to an iron pin; thence N. 29-22 W. 339.03 feet to an iron pin; thence N. 73-05 E. 41.20 feet to an old iron pin; thence with Betts branch as the line, the traverse of which is N. 51-15 E. 603.75 feet to an old iron pin; thence S. 34-08 E. 422.98 feet to an old iron pin; thence S. 72-30 W. 108.62 feet to an old iron pin; thence S. 67-13 W. 86.25 feet to an old iron pin; thence S. 59-01 W. 74.15 feet to an old iron pin; thence S. 55-03 W. 257.80 feet to an old iron pin; thence S. 42-53 W. 154.72 feet to an old nail and cap, the point of beginning.

This being the same property conveyed to the mortgagor herein by deed of Patsy R. Pierce as recorded in Deed Book 1157 at Page 594 and by deed of Beverly B. Campbell as recorded in Deed Book 1176 at Page 716 on November 5, 1982.

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which has the address of Rt. 5, Anderson Ridge Road (Street) Greer, S.C. 29651 (City) (State and Zip Code);

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.