MORTGAGE OF REAL ESTATE

BOOK 1597 PAGE 303

FILED
GREENVILLE CO. S. C.
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DONNIE S. TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, T. G. Campbell and Pamela H. Campbell

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Sixteen Thousand and no/100---------- Dollars ($ 16,000.00) due and payable

according to the terms of a note of even date and incorporated herein by reference, but no later than March 15, 1990.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars ($3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"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, containing 4.58 acres according to a plat of Charles Dunn dated June 10, 1981, and having the following metes and bounds to-wit:

BEGINNING at a point on View Mont Road at the joint corner of a 30 foot strip and running thence, N. 65-01 W. 30.3 feet; thence N. 39-16 E. 364.34 feet; thence N. 33-17 E. 59.76 feet; thence N. 19-06 E. 318.79 feet; thence N. 54-16 E. 110 feet; thence S. 60-57 372.1 feet; thence S. 31-37 W. 587.97 feet; thence N. 35-46 W. 64.3 feet; thence continuing N. 33-17 W. 223.64 feet; thence S. 36-22 W. 347.23 feet to the beginning corner.

THIS conveyance is made subject to any recorded restrictions, easements, rights-of-way and zoning ordinances which may appear by examination of the premises or the public record herein.

THIS being the same property conveyed to T. G. Campbell by deed of Mac E. Snyder recorded in the RMC Office for Greenville County in Deed Book 1152, Page 168 on July 22, 1981.

THIS property is restricted to residential dwellings only and no trailer shall be allowed.

THE Mortgagor herein does hereby covenant and represent unto the said Mortgagee, its successors and assigns, that they are fully seized in fee of the property above-described, and that the property is free from all encumbrances except a mortgage to Cecelia G. Campbell recorded March 9, 1983 in the RMC Office for Greenville County in Mortgage Book 1597, Page 301.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

GREENVILLE OFFICE SUPPLY CO. INC.