

416 S. INDEPENDENT ST.

WALL, S.C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED

GENERAL REGISTER OF DEEDS

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
JUN 14 1984
R.M.C.

1984 PAGE 55

WHEREAS, I, Thomas W. Campbell, Jr.,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Community Bank

(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

Ninety Thousand ----- Dollars \$ 90,000.00; due and payable

One Year from February 14, 1984. This being a 2nd mortgage.

with interest thereon from date at the rate of 12 1/8 per centum per annum, to be paid: quarterly

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 being shown on plat entitled "Property of Thomas W. Campbell, J." containing 5.39 acres more or less, as recorded in Plat Book 9-K at Page 49 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 ironpin; 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. 67-13W. 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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STATE OF SOUTH CAROLINA
GENERAL REGISTER OF DEEDS
DOCUMENTARY
FEB 1984
STAMP
TAX
36.00

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.

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