

First Federal of S. C.
P. O. Box 408.
Greenville, S. C. 29602

VOL 1348 PAGE 171

FILED
GREENVILLE CO. S. C.

FEB 15 4 40 PM '84

DORRIS M. WENSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 13th day of February,
1984 between the Mortgagor, Bobby Joe Campbell and Julia Campbell

, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifteen Thousand Four Hundred Fifty Six and 80/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 13, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 28, 1994

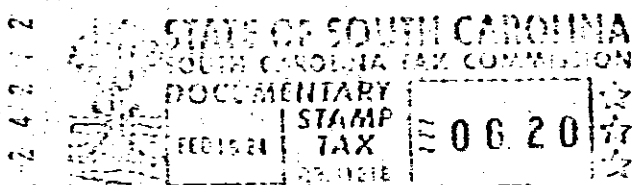
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 tract of land, situate on the west side of Griffin Mill Road, in Grove Township, Greenville County, South Carolina, containing 1 acre more or less according to a recent survey and plat of property of Bobby Joe Campbell and Julia Campbell, made by C. C. Jones Civil Engineer, on February 28, 1962 and having according to said plat and survey, the following metes and bounds to wit,:

Beginning at an iron pin on the west side of Griffin Mill Road at corner with other property of the grantors herein which iron pin is 365 feet, more or less, in a southwestern direction from the northeastern corner of property of the grantors and running thence with other property of the grantors the following courses and distances N. 64-00 W. 218 feet, S. 26-00 W. 200 feet, S. 64-00 E. 218 feet to an iron pin in the west side of Griffin Mill Road; thence with the west side of Griffin Mill Road, thence N. 26-00 E. 200 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of M. F. Vaughan and Mamie G. Vaughan and Floyd L. Carroll and Ella V. Carroll, dated 3-3-62, recorded 5-10-62 in the R. M. C. Office for Greenville County in Deed Book 698, at Page 5.

This is a second mortgage and is junior in lien to that mortgage given by the mortgagors to the United States of America Department of Agriculture, dated 3-4-63, recorded 3-4-63 in the R. M. C. Office for Greenville County in Mortgage Book 915 at Page 269.



Loan # 020-319273 9

which has the address of Route # 4, Box 231 Piedmont, S. C. 29673

(State and Zip Code) (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 seized 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.