

GREENVILLE CO. S. C.

BOOK 1199 PAGE 37

HORTON, DRAWDY, DILLARD, MARCHBANKS, CHAPMAN & BROWN, P.A., 307 PETTIGRU STREET, GREENVILLE, S. C. 29603

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } LUE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, GLENN CAMPBELL and

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE SOUTH CAROLINA NATIONAL 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

Six Thousand Eighty Two and 86/100 ----- Dollars (\$ 6,082.86) due and payable in equal monthly installments of \$101.38, beginning on August 20, 1971, and to continue thereafter each month until paid in full. All payments to be first applied to principal and balance to interest.

with interest thereon from ~~the~~ maturity at the rate of SIX (6%) per centum per annum, ~~as provided in the promissory note~~

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 piece, parcel or lot of land, together with buildings and improvements thereon, or hereafter to be constructed thereon, situate, lying and being on the Southern side of South Estate Drive, in Greenville County, South Carolina, being shown and designated as Lot No. 15 on a Plat of Crestwood, Inc., dated February 28, 1949, prepared by J. C. Hill, R. -L. S., and recorded in the RMC Office for Greenville County, South Carolina in Plat Book S, Page 189, and having according to said plat the following metes and bounds to wit:

BEGINNING at an iron pin on the Southern side of South Estate Drive at the joint front corner of Lots 12 and 15, thence with the common line of said lots, S. 21-50 W., 116.7 feet to an iron pin; thence N. 75-10 W., 90 feet to an iron pin at the joint rear corner of Lots 15 and 17; thence with the common line of said lots, N. 24-00 E., 127.9 feet to an iron pin on the Southern side of South Estate Drive; thence along said Drive, S. 68-05 E., 85 feet to an iron pin, the beginning corner.

Together with all and singular rights, members, hereditaments, 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.