



SECOND MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 8,007.24

BOOK 1602 PAGE 566

THIS MORTGAGE is made this 29th day of March 1983 between the Mortgagor, Johnnie C. Campbell and Sharon H. Campbell (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of ELEVEN THOUSAND THREE HUNDRED EIGHTY AND 80/100\* Dollars, which indebtedness is evidenced by Borrower's note dated March 29, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March, 1988

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 in Gantt Township, Greenville County, State of South Carolina, being known and designated as the Western one-half of Lot No. 279, as shown on a plat of Augusta Acres, recorded in the RMC Office for Greenville County, in Plat Book S., at Page 201, and having according to said plat the following metes and bounds, to-wit :

BEGINNING at an iron pin on the North side of Churchill Circle, joint corner of Churchill Circle, joint corner of Lots 279 and 280, and running thence with line of Lot 280, N. 8-16 W. 582 feet to an iron pin; thence N. 58-22 E. 108.8 feet to a stake in center of rear line of Lot 279; thence S. 8-16 W. 630 feet more or less, to a stake on the North side of Churchill Circle; thence S. 81-44W. 100 feet to an iron pin, the beginning corner.

This property is conveyed subject to restrictive Covenants recorded in the RMC Office for Greenville County, State of South Carolina in Deed Book 391, at page 75, and subject to recorded rights of way.

This is the same property conveyed by deed of Jack T. Black unto Johnnie C. Campbell and Sharon H. Campbell, dated 1-3-75, recorded 1-3-75, in volume 1012 at page 640 of the RMC Office for Greenville County, Greenville County, South Carolina.

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which has the address of 423 Churchill Circle Greenville South Carolina (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 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.