

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FEB 12 11 07 AM '81

BOOK 1532 PAGE 480

GREENVILLE R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JAMES PRESTON CAMPBELL and INGE F. CAMPBELL

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

BILLY B. BOYER, 312 PRYOR RD.  
794/ARS S.C. 29687

(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

ONE THOUSAND AND NO/100..... Dollars (\$1,000.00) due and payable

according to the promissory note executed herewith

~~WHEREAS, the Mortgagor~~

~~has become indebted~~

~~to the Mortgagee for such further sums~~

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, the Mortgagee's heirs, 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, on U.S. Highway 25, being shown and designated as 1.51 acres, on plat of Property of James Preston Campbell and Inge F. Campbell, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 6-W at page 51.

This is the same property as that conveyed to the mortgagors herein by Deed of Kenneth M. Kirbrell, recorded November 14, 1978, in Deed Book 1091 at page 833, in the R.M.C. Office for Greenville County, South Carolina.

This is a second mortgage, subject to that first mortgage to Collateral Investment Company, recorded November 14, 1978, in Mortgage Book 1450 at Page 154.

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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 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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