

First Federal Savings and Loan Association
301 College Street
Greenville, South Carolina 29601

BOOK 1534 PAGE 825

FILED
MORTGAGE CO. S. C.

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THIS MORTGAGE is made this 5 DAY MARCH 1981, between the Mortgagor, Calvin M. Campbell and Betty Lou 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 Twenty Thousand and No/100 (\$20,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 5, 1981, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 1986;

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 situate, lying and being near the City of Greenville, Greenville County, State of South Carolina, being known and designated as Lot No. 66, as shown on a plat of the subdivision of Wildaire Estates, Section 3, recorded in the RMC Office for Greenville County in Plat Book BBB, at Page 93, and having such metes and bounds as thereby shown.

This being the same property conveyed to the mortgagors by deed of William A. SIMES recorded in December 30, 1968 in the RMC Office for Greenville County in Deed Book 858, at Page 519.

This is a second mortgage and is junior in lien to that mortgage executed to First Federal Savings and Loan Association of Greenville, S.C. which mortgage is recorded in the RMC Office for Greenville County in Mortgage Book 1071, at Page 607.

which has the address of 7 Wonderwood Drive Greenville,
(Street) (City)
S.C. 29615 (herein "Property Address");
(State and Zip Code)

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.

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