

FILED
GRF: HV: CO. S. C.
OCT 30 4 29 PM '81
BONN: WANKERSLEY
R.M.C.

MORTGAGE

BOOK 1556 PAGE 703

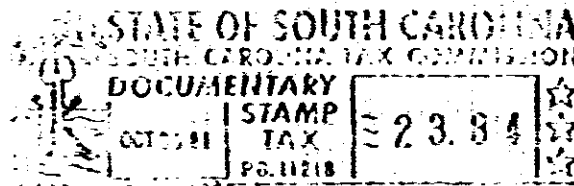
THIS MORTGAGE is made this 30th day of October, 1981 between the Mortgagor, Thomas W. Campbell, Jr. (herein "Borrower"), and the Mortgagee, Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of South Carolina, whose address is P. O. Box 10121, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-Nine Thousand Five Hundred Seventy-Two and 23/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 30, 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 March 1, 2004;

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 and tract of land, situate, lying and being in Greenville County, State of South Carolina, Butler Township, and being described as all of TRACT NO. 2, on plat and survey entitled "Property of Ben Perry McCall", prepared by Gould & Associates, dated 5/5/76, containing 5.17 acres, more or less, said Plat being recorded in the RMC Office for Greenville County in Plat Book 5-R at Page 82, reference to said plat is hereby pleaded for a more complete description as to the metes and bounds.

THIS being the same property conveyed to the mortgagor herein by deed of Patsy A. Pierce as recorded in Deed Book 1157 at Page 593, in the RMC Office for Greenville County, S.C., on October 30, 1981.



which has the address of Route 5, Box 211, Anderson, Ridge Road, Greer, S.C., 29651 (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.

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