

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA }
COUNTY OF } 56A

S.C.

FEB 24 PM '82

MORTGAGE OF REAL ESTATE

1532-1833

R.M.C. PARKERSLEY TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Arnold B. Webb and Feta Rowe Webb

(hereinafter referred to as Mortgagor) is well and truly indebted unto Timothy G. Campbell and Pamela H. Campbell

(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 Twenty-seven thousand, Two Hundred Forty-five and 83/100-
----- Dollars (\$27,245.83) due and payable

June 1, 1982

with interest thereon from Feb. 1, 1982 at the rate of 12% per centum per annum, to be paid: monthly

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 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, and being known and designated as Lot No. 1 of Meadowbrook Farms Subdivision, the plat of which said Subdivision is recorded in the RMC Office for Greenville County, South Carolina in Plat Book VV at page 51, and according to said plat having the following courses and distances, to-wit:

BEGINNING at a point on the edge of Loraine Drive, the joint front corner of Lots 1 and 2, and running with said road, S. 24-45 W. 149.2 feet to a point on the edge of said road; thence with the curve of the northwestern corner of the intersection of Loraine Drive and Toler Road, by the chord S. 85-21 W. 24.5 feet, to a point on the northeastern edge of Toler Road; thence with Toler Road, N. 34-02 W. 179.6 feet to a point on the edge of Tolar Road; thence N. 24-45 E. 68.2 feet; thence S. 65-15 E. 175 feet to a point on the edge of Loraine Drive, the point of beginning.

THE within property is conveyed subject to all easements, rights-or-way, protective covenants and zoning ordinances.

THIS being the same property conveyed to Arnold B. Webb and Feta Rowe Webb by deed of Timothy G. Campbell and Pamela H. Campbell recorded in the RMC Office for Greenville County in Deed Book 1162, Page 35 on the 4th day of February, 1982.

THE Mortgagors does hereby covenant and represent unto the said Mortgagees, their heirs and assigns, that they are fully seized in fee of the property above-described, and that the property is free from all encumbrances except a mortgage to Thomas and Hill, Inc., recorded in the RMC Office for Greenville County in REM Book 1220, Page 621, and assigned to First Federal Savings and Loan of Parkersburg on February 15, 1972, as shown in REM Book 1220, page 630.

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STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
10.02

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 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 Mortgagee 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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