

Mortgagor's Address is: Charles B. Campbell  
1522 Fish Hatchery Road  
West Columbia, South Carolina 29169

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TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said premises unto the said Mortgagee  
and assigns forever. And mortgagor do hereby bind  
his heirs, executors, and administrators, to warrant and forever defend all and  
singular the said premises unto the said Mortgagee  
and assigns, from and against Mortgagors' heirs,  
executors, administrators and assigns, and all other persons whomsoever lawfully claiming or to claim the same or any  
part thereof.

AND IT IS AGREED, by and between the said parties, that the said mortgagor and his  
heirs, executors or administrators, shall and will forthwith insure the house and building on said lot, and keep  
the same insured from loss or damage by fire in the sum of Nineteen thousand (\$19,000)-----  
-----Dollars, and assign the policy of insurance to  
the said Mortgagee or assigns. And in  
case he or they shall at any time neglect or fail so to do, then the said Mortgagee  
or assigns, may cause the same to be  
insured in his own name, and reimburse himself for the premium  
and expenses of such insurance under the mortgage.

AND IT IS AGREED, by and between the said parties in case of default in any of the payments of interest or  
principal as herein provided for, the whole amount of the debt secured by this mortgage shall become due and payable  
at once.

AND IT IS FURTHER AGREED, That said Mortgagor and his heirs and assigns, shall pay promptly  
all taxes assessed and chargeable against said property, and in default thereof, that the holder of this mortgage may  
pay the same, whereupon the entire debt secured by this mortgage shall immediately become due and payable, if the  
mortgagee shall so elect.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents,  
that if Charles B. Campbell the said Mortgagor  
do and shall well and truly pay or cause to be paid unto the said H. Wayne Beam, Mortgagee

the said debt or sum of money aforesaid, with interest  
thereon, if any shall be due, according to the true intent and meaning of the said note and mortgage and condition  
thereunder written, then this deed of bargain and sale shall cease, determine and be utterly null and void. And  
the said Mortgagor doth hereby assign, set over and transfer to the said mortgagee, his executors, administrators and  
assigns, all of the rents, issues and profits of the said mortgaged premises, accruing and falling due from and after  
the service of a summons issued in action to foreclose this mortgage after default in the conditions thereof.

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