

FILED
GREENVILLE MORTGAGE
MAR 3 3 52 PM '83

ADDRESS: Route 1, Box 361-A
Hartwell, SC 29693

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

ROXANNE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

200.1596 PAGE 583

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, STEPHEN PAUL MARTIN and ROXANNE MARTIN

(hereinafter referred to as Mortgagor) is well and truly indebted unto ERNEST D. CAMPBELL and L. VIRGINIA 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 Thirty Seven Thousand Five Hundred and no/100 -----

Dollars \$ 37,500.00-- due and payable

In equal monthly installments of Three Hundred Forty and 88/100 (\$340.88) Dollars inclusive of principal and interest to be paid consecutively beginning April 1, 1983, and continuing in like manner until the entire indebtedness secured by this Mortgage if sully paid, except that any remaining indebtedness, if not sooner paid, shall be due and payable on March 1, 2008.
with interest thereon from date at the rate of Ten (10%) per centum per annum, to be paid: as hereinabove stated.

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, lying and being in the City of Mauldin, on the northwestern side of Montclair Road, being known and designated as Lot No. 148, Montclaire Subdivision, Section III, and recorded in the RMC Office for Greenville County in Plat Book WWW; Page 57, and having, according to said plat, the metes and bounds as shown thereon; reference to said plat being made herein for a more complete description.

This being the same property conveyed to Mortgagors herein by Deed of Ernest D. and L. Virginia Campbell and Recorded in the RMC Office for Greenville County in Deed Book ~~188~~ at Page ~~50~~ of even date herewith.

Mortgagee herein agrees that this mortgage may be assumed by subsequent purchasers of the within secured property at the same rate of interest, subject to reasonable credit approval.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP
MARCH 1983
FEE 15.00

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 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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