

FILED
GREENVILLE CO. S. C.

BOOK 1536 PAGE 58

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE
OF
REAL PROPERTY

BOOK 75 PAGE 1868

THIS MORTGAGE, executed the 24th day of March 19 81, by Raymond W. Campbell and Shirley T. Campbell (hereinafter referred to as "Mortgagor") to First National Bank of South Carolina (hereinafter referred to as "Mortgagee") whose address is Post Office Box 2568, Greenville, SC 29602.

WITNESSETH:

IN CONSIDERATION of the sum of Three Dollars (\$3.00) paid to Mortgagor by Mortgagee and in order to secure the payment of a promissory note including any renewal, extension or modification thereof (hereinafter referred to as the "Note"), dated _____ to Mortgagee for the principal amount of Ninety-Eight Thousand Five Hundred _____ Dollars, plus interest thereon and costs of collection, including attorneys' fees, and to further secure all future advances or re-advances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note or any renewal extension or modification thereof or evidenced by any instrument given in substitution for said Note Mortgagor has granted, bargained, sold and released to Mortgagee and the successors and assigns of Mortgagee, and by this Mortgage does grant, bargain, sell, and release to Mortgagee and the successors and assigns of Mortgagee, all the following real property (hereinafter referred to as the "Property"):

ALL that certain piece, parcel or lot of land located in the County of Greenville, State of South Carolina lying and being on the southern side of Collins Creek and being known and designated as Lot No. 40 of Collins Creek, Section I according to a plat recorded in the R.M.C. Office for Greenville County in Plat Book 7C at Page 56 and having, according to a more recent plat entitled "Property of Raymond D. Campbell and Shirley T. Campbell" by Freeland and Associates dated March 9, 1981, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Collins Creek Road at the joint front corner of Lots Nos. 40 and 41 and running thence with the line of Lot No. 41 N. 87-01 E. 250.27 feet to an iron; thence S. 60-45 E. 119.18 feet to a point in the joint rear corner of Lots Nos. 40 and 39; thence with the line of Lot No. 39 S. 20-22 W. 250.05 feet to a point on the southern side of Collins Creek Road; thence with the curve of Collins Creek, the radius of which is N. 61-02 W. 191.57 feet to an iron pin, the point of beginning.

Being the same property conveyed to the mortgagors herein by deed of Joanne S. Puckett, said deed being dated March 14, 1980, and recorded in the R.M.C. Office for Greenville County in Deed Book 1122 at Page 319.

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto):

TO HAVE AND TO HOLD all and singular the Property unto Mortgagee and the heirs, successors or assigns of Mortgagee forever.

MORTGAGOR covenants that Mortgagor is lawfully seized of the Property in fee simple absolute, that Mortgagor has good right and is lawfully authorized to sell, convey or encumber the same, and that the Property is free and clear of all encumbrances except as expressly provided herein. Mortgagor further covenants to warrant and forever defend all and singular the Property unto Mortgagee and the heirs, successors or assigns of Mortgagee from and against Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

PROVIDED ALWAYS, nevertheless, and it is the true intent and meaning of Mortgagor and Mortgagee, that if Mortgagor pays or causes to be paid to Mortgagee the debt secured hereby, the estate hereby granted

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Paid in full and satisfied
this 24th day of November 1981 by First National Bank of South Carolina
LEATHERWOOD, WALKER, TODD & MANN
David L. Beard, V. Pres. 11/23/81
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GREENVILLE CO. S. C.
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N. M. C. REGISTER
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