

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE COUNTY
NOV 27 1 52 PM 1963
OLLIE F. BOWEN
R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 941 PAGE 577

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JOSEPH TERRY CAMPBELL

(hereinafter referred to as Mortgagor) is well and truly indebted unto MARGARET C. TREMBLAY

(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

THREE THOUSAND AND NO ONE-HUNDREDDHS----- Dollars (\$ 3,000.00) due and payable

in equal monthly payments of \$35.00 beginning December 20, 1963, and \$35.00 on the 20th day of each month thereafter, until paid in full, with the right to anticipate payments in any amount on an interest bearing date,

with interest thereon from date at the rate of Seven per centum per annum, to be paid: semi-annually

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, containing 2.98 acres, more or less, on the eastern side of the Hines-Smith Road, and having the following courses and distances to-wit:

BEGINNING at an iron pin on the eastern side of said Road, and running thence S. 89-38 E. 395.9 ft. to an iron pin; thence N. 8-43 E. 386.8 ft. to an iron pin; thence S. 77-24 W. 399.5 ft. to an iron pin; thence S. 12-39 W. 300 ft. along said Road to the point of beginning.

This being the same property conveyed to the mortgagor by a certain deed recorded in the R. M. C. Office for Greenville County in Deed Book 721 at Page 470.

As additional security hereto, the mortgagor hereby grants, bargains, sells and releases unto the mortgagee, her heirs and assigns, on the same terms as set forth in this mortgage, one (1) aluminum house trailer located on said property, being a 1959 Villa, 35' x 8' Serial Number 351923.

Together with all and singular rights, members, hereditaments, 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.