

REGULATION NO. 22
COMPTROLLER OF REAL ESTATE

GREENVILLE, CO. S. C.

FEB 22 2 38 PM 1973
Thomas C. Babbey, Attorney at Law, 110 Main St., Greenville, S.C.

BOOK 1267 PAGE 555

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY
R.M.C. MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Rowark Campbell and Barbara Campbell

(hereinafter referred to as Mortgagor) is well and truly indebted unto Edwin A. Babb

(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 Twelve Thousand Five Hundred and No/100-----
----- Dollars (\$ 12,500.00) due and payable

at the rate of \$145.15 per month with the first payment beginning March 21, 1973, payment to be applied first to interest, balance to principal with the right to anticipate payment in full at any time without penalty

with interest thereon from _____ date _____ at the rate of seven _____ 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, Town of Mauldin, on the northwestern side of East Butler Avenue and being a portion of a 4.90 acre tract previously conveyed to the Grantors and shown on a plat recorded in the RMC Office for Greenville County in Plat Book III at Page 35, and also being known as a 2.72 acre tract on a recent plat dated February 9, 1973, entitled "Survey for Edwin A. Babb and Jack Campbell" and having, according to this more recent survey, the following metes and bounds, to-wit:

Beginning at an iron pin on the northwestern side of East Butler Avenue, joint corner of the within described property and that of J. W. Clyde and running thence with the northwestern side of East Butler Avenue S.44-29 W. 248.2 feet to an iron pin; thence in a new line thru the property of the Grantors N.44-39 W. 381.7 feet to an iron pin; thence N.34-35 E. 193.5 feet to an iron pin; thence N.52-43 E. 159.4 feet to an iron pin; thence S.44-37 E. 181.9 feet to an iron pin; thence S.44-28 W. 100.3 feet to an iron pin; thence S.44-39 E. 210.2 feet an iron pin on the northwestern side of East Butler Avenue, the point of beginning.

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 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.