

FILED  
GREENVILLE CO. S. C.  
JUL 23 2 18 PM '76  
DONNIE S. TANNERS  
MORTGAGE

BOOK 1373 PAGE 495

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOBBY JOE CAMPBELL and EDNA (hereinafter referred to as Mortgagor) SEND(S) GREETING:  
E. GARRISON

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of Twenty-Nine Thousand Two Hundred and no/100-----DOLLARS

(\$29,200.00 ), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is thirty (30) years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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, on the northern side of Homewood Avenue, being shown and designated as Lot No. 25 on plat I of Homestead Acres, prepared November 1959 by J. Mac Richardson, recorded in Plat Book RR at Page 35 and being described, according to said plat, more particularly, to-wit:

BEGINNING at an iron pin on the northern side of Homewood Avenue at the joint front corner of Lots 25 and 26 and running thence along Homewood Avenue S. 64-35 W. 122.7 feet to an iron pin at the intersection of said avenue and Homestead Drive; thence along said intersection, the chord of which is N. 69-33 W. 34.8 feet to an iron pin on the eastern side of Homestead Drive; thence along Homestead Drive N. 23-40 W. 165 feet to an iron pin at the joint corner of Lots 25 and 44; thence along the common line of said lots N. 65-00 E. 143 feet to an iron pin at the joint rear corner of Lots 25 and 26; thence along the common line of said lots S. 25-00 E. 188.7 feet to an iron pin, the point of beginning.

Derivation: That certain deed of Larry Dean Jones and Mary Dillard Jones recorded July 23, 1976 in Deed Book 1040 at Page 104.

"In addition to and together with the monthly payments of principal and interest under the terms of the note secured hereby, the mortgagors promise to pay to the mortgagee for the term of the guaranty policy the sum of 1/48th of 1% of the original amount of this loan in payment of the mortgage guaranty insurance covering this loan and on his failure to pay it, the mortgagee may advance it for the mortgagor's amount and collect it as part of the debt secured by the mortgage."

(OVER)

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

0495  
4328 RV-23