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DONNIE S. TANKERSLEY  
R.M.C.

BOOK 1378 PAGE 483

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Maxie R. Slaten

(hereinafter referred to as Mortgagor) is well and truly indebted unto T. IRVING CAMPBELL AND LILLIE CAMPBELL,

RT 2, PEZZER, S.C., 29669

(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

SIX THOUSAND, TWO HUNDRED AND TEN & NO/100 Dollars (\$6,210.00) due and payable in monthly installments of \$100.00 each beginning on October 23, 1976 and continuing on such date of each successive month until paid in full. It is understood and agreed that interest charges have been added to the face amount of this mortgage and that no additional interest shall be due thereon,

with interest thereon from date at the rate of \_\_\_\_\_ per centum per annum, to be paid.

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, in Oaklawn Township, containing 6.76 acres, according to a plat of Property in Maxie R. Slaten, prepared by James L. Strickland, Registered Surveyor, dated September, 1976, to be recorded herewith, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northerly side of Stoddard Road, joint front corner with property of Chandler, and running thence along said Chandler line, N. 31-19 W. 731.9 feet to a stone at the corner of property of Mae Putman; thence along said Putman line, N. 76-53 E. 616.4 feet to an iron pin; thence with the line of Clyde Putman, Jr., N. 76-47 E. 37.4 feet to an iron pin on or near a branch; thence with the center of said branch as the line in a southerly direction (the traverse line being S. 11-42 W. 55.7 feet, S. 6-03 E. 155 feet, and S. 8-10 E. 198.4 feet); thence, leaving said brance S. 2-21 E. 68.6 feet to an iron pin at rear corner of Dunlap; thence along the rear line of Dunlap, S. 75-56 W. 200 feet to an iron pin; thence continuing along Dunlap, S. 14-43 E. 223 feet to an iron pin on the northerly side of Stoddard Road; thence along the northerly side of said Road, S. 77-26 W. 77 feet to an iron pin; thence S. 76-50 W. 82.4 feet to the point of beginning.

THIS is the identical property granted to the Mortgagor by deed of the Mortgagee to be recorded herewith.



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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