

GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, CHARLES L. CAMPBELL and SHIRLEY J. CAMPBELL

(hereinafter referred to as Mortgagor) is well and truly indebted unto BANKERS TRUST

(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 Fourteen Thousand Six Hundred and 88/100 - - - - -

----- Dollars (\$14,600.88) due and payable  
in eighty-four (84) equal monthly installments of One Hundred Seventy-three  
and 82/100 (\$173.82) Dollars,

with interest thereon from April 8, 1977 at the rate of 11.37% per centum per annum, to be paid: On or  
before April 10, 1984.

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, Greenville Township, known and designated as Lot No. 24, Block 0, according to Map of Highland made by Dalton and Neves in July, 1940, and recorded in Plat Book K at Pages 50 and 51. Said lot having a frontage of 60 feet on the east side of Texas Avenue and runs back easterly 199.6 feet as described on said plat.

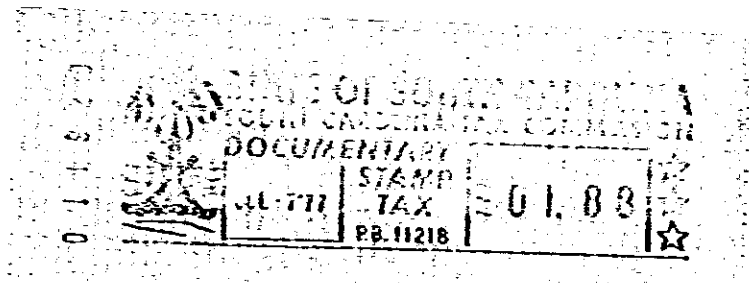
This property is conveyed subject to all restrictions, easements and rights-of-way existing and affecting said property.

This being the same property as conveyed to the Mortgagor by deed of Paul E. Stegall and being recorded in the R. M. C. Office for Greenville County on Feb. 13, 1970, in Deed Book 884 at Page 328.

This mortgage is being recorded to correct a previous mortgage recorded by Leonard Campbell and Shirley Campbell on April 8, 1977, in the R. M. C. Office for Greenville County, S. C., in Mortgage Book 1394 at Page 130, documentary stamps being paid on this prior mortgage in the amount of \$4.00.

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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 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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