

MORTGAGE

THIS MORTGAGE is made this 8th day of December, 1977 between the Mortgagor, JAMES F. CAMPBELL AND BARBARA N. CAMPBELL

(herein "Borrower"), and the Mortgagee, Home Savings and Loan Association of the Piedmont, a corporation organized and existing under the laws of South Carolina, whose address is 208 East First Avenue, Easley, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTY SIX THOUSAND AND NO/100 (\$36,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 8, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 25 years from date

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

ALL that certain piece, parcel or lot of land in the County of Greenville, State of South Carolina, being known and designated as Lots No. 98, 99 and 100 on a plat of Wynette Estates, by Pickell and Pickell, Engineers, dated July 24, 1953, recorded in Plat Book EE at Page 37, RMC Office for Greenville County and having such metes and bounds as shown on said plat.

This is the same property conveyed to mortgagors by Deed of Jessie Kermit Goodwin recorded June 18, 1974 in Deed Book 1001 at Page 422, by Deed of Betty C. Minyard recorded January 18, 1974 in Deed Book 992 at Page 469, and by Deed of Glenda C. Brown and Southern Bank and Trust Company as Executors and Trustees under Will of Arthur Brown, deceased, recorded October 1, 1974 in Deed Book 1007 at Page 613. An additional interest was conveyed to Barbara N. Campbell by Deed of James F. Campbell recorded December 2, 1977 in Deed Book 1024 at Page 525. Reference is also made to Deed of David L. Ridgill recorded December 2, 1977 in Deed Book 1024 at Page 529, RMC Office for Greenville County.



which has the address of Rt. 5, Willimon Drive, Piedmont, South Carolina 29673 (herein "Property Address");

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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