

FILED
GREENVILLE CO. S.C.

APR 21 4 49 PM '78

REC'D S. CAROLINA
R.M.C.

MORTGAGE

Mail to:
Family Federal Savings & Loan Assn.
Drawer L
Greer, S.C. 29651

1429 659

THIS MORTGAGE is made this 21st day of April, 1978 between the Mortgagor, Bennie Edmond Campbell (herein "Borrower"), and the Mortgagee, Family Federal Savings & Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 713 Wade Hampton Blvd. Greer, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty four thousand, eight hundred and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated April 21, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2008.

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: in O'Neal Township, containing one acre, more or less, being located on the Northeasterly side of Gap Creek Road and having, according to a deed recorded in Deed Book 977 at page 637, the following courses and distances, to wit:

BEGINNING at a nail and cap in the center of the aforesaid Gap Creek Road, joint front corner with the lot of Harold Campbell and running thence with the line of Harold Campbell thence with the line of Harold Campbell, N. 30-00 E. 178 feet to an iron pin; thence S. 60-05 E. 250 feet to an iron pin; thence with the line of Frank Alvin Caldwell, S. 29-45 W. 179.6 feet to a nail and stopper in the aforesaid Gap Creek Road; thence with the center line of said road, N. 59-33 W. 250 feet to the point of beginning.

THIS is the identical property conveyed to the Mortgagors by deed of Verlon E. Freeman, recorded on June 26, 1973 in Deed Book 977 at page 637 in the RMC Office for Greenville County.

which has the address of Route 3, Gap Creek Rd. Greer, S. C. 29601 (herein "Property Address");
(Street) (City) (State and Zip Code)

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 seised 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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