

REAL ESTATE MORTGAGE

1518 500

STATE OF SOUTH CAROLINA

COUNTY OF Greenville ^{FILED} GREENVILLE CO. S. C.

WHEREAS, Ralph Arnold Campbell (hereinafter called the mortgagor), in and by his certain promissory note of even date herewith and bound unto Barclays American Corporation, doing business as

DONNIE S. TANKERSLEY Barclays American Financial, (hereinafter called the mortgagee) for the payment of the full and just sum of Sixteen Thousand Nine

Hundred Eighty Two Dollars & 53/100 (16,982.53) Dollars, plus finance charge, with the first installment

due and payable on November 1, 1990, and the final installment being due October 1, 1990, as in and by the

promissory note, reference being had thereto, will more fully appear. The Amount Financed is Sixteen Thousand Nine

Hundred Eighty Two Dollars and 53/100 (16,982.53) Dollars.

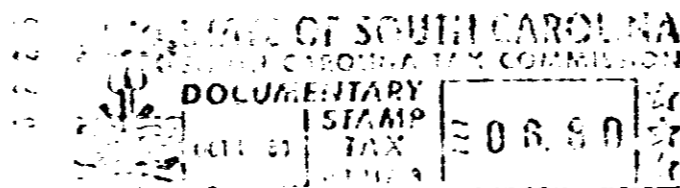
NOW, KNOW ALL MEN BY THESE PRESENTS: That the mortgagor, for and in consideration of the debt or sum of money aforesaid, and to better secure its payment to the mortgagee according to the condition of the note, and also in consideration of the further sum of THREE (\$3.00) DOLLARS to the mortgagor in hand well and truly paid by the mortgagee at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the mortgagee, its heirs and assigns, the real property described as follows:

ALL that piece, parcel and tract of land, located near Blie Ridge School, and shown and designated as all of Lot No. 2 on survey and plat prepared for "J. H. Cannon", dated February 27, 1974, which plat is not recorded, prepared by Wolfe & Huskey, Inc., Eng. & Surv., and being more fully shown on plat entitled "Property of Marvin A. Cannon", prepared by Wolfe & Huskey, Eng. & Surv., dated February 27, 1974, which plat will be recorded herewith, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING a cap and nail in center of Blue Ridge Drive, joint front corner of Lot No. 1 and runs thence with said Drive, S. 08-51 E. 31 feet to nail and cap; thence continuing along center of said Drive, S. 16-41 E. 109 feet to nail and cap in center of said Drive and joint front corner of Lot No. 3; thence as common line of said lot, N 89-19 W. 254.5 feet to iron pin; thence as rear line, N. 01-14 E 59.8 feet to iron pin; thence continuing as rear line, N. 10-38 E. 76 feet to iron pin; thence as common line of Lot No. 1, N. 89-19 W. 202.8 feet to nail and cap, the point of beginning.

Subject to all easements, rights of way, roadways, restrictions, zoning ordinances of record, on the recorded plat or on the premises.

This is that property conveyed to Mortgagors by deed of J. H. Cannon recorded January 14, 1977 in RMC Office in Deed Book 1049 at page 661.



TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the premises belonging, or in anywise appertaining

TO HAVE AND TO HOLD, all and singular the premises unto the mortgagee, its heirs and assigns forever.

AND the mortgagor does hereby bind himself and his heirs and successors to warrant and forever defend all and singular the premises unto the mortgagee, its heirs and assigns, from and against himself and his heirs and successors, lawfully claiming, or to claim the same, or any part thereof.

AND IT IS AGREED, by and between the parties that the mortgagor, his heirs and successors and assigns, shall keep any building erected on the premises insured against loss and damage by fire for the benefit of the mortgagee, for an amount and with such company as shall be approved by the mortgagee, its heirs and assigns, and shall deliver the policy to the mortgagee, and in default thereof, the mortgagee, its heirs and assigns, may, but have no duty to, effect such insurance and reimburse themselves under this mortgage for the expense thereof, together with interest thereon at the rate provided in the note from the date of its payment. And it is further agreed, in the event of other insurance and contribution between the insurers, that the mortgagee, its heirs and assigns, shall be entitled to receive from the aggregate of the insurance monies to be paid a sum equal to the amount of the debt secured by this mortgage.

AND IT IS AGREED, by and between the parties, that if the mortgagor, his heirs and successors or assigns, shall fail to pay all taxes and assessments upon the premise when they shall first become payable, then the mortgagee, its heirs and assigns, may cause the same to be paid, together with all penalties and costs incurred thereon, and reimburse themselves under this mortgage for the sum so paid, with interest thereon at the rate provided in the note from the date of such payment.

AND IT IS AGREED, by and between the parties that upon any default being made in the payment of the note or of the insurance premiums, or of the taxes, or of the assessments hereinabove mentioned, or failure to pay any other indebtedness which constitutes a lien upon the real property when the same shall severally become payable, then the entire amount of the debt secured or intended to be secured hereby shall become due, at the option of the mortgagee, its heirs and assigns, although the period for the payment thereof may not then have expired.

AND IT IS AGREED, by and between the parties that should legal proceedings be instituted for the collection of the debt secured hereby, then the mortgagee, its heirs and assigns, shall have the right to have a receiver appointed of the rents and profits of the premises, who, after deducting all charges and expenses attending such proceedings, and the execution of the trust as receiver, shall apply the residue of the rents and profits towards the payment of the debt secured hereby.