

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
MAR 12 1 07 PM '81
DONALD TANKERSLEY
R.M.C.

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

WHEREAS, We, CARROL CAMPBELL and BENNIE MAE CAMPBELL

(hereinafter referred to as Mortgagor) is well and truly indebted unto RONALD L. SCOTT

(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 and No/100

Dollars (\$ 14,000.00) due and payable according to the terms of the note of even date herewith for which this mortgage stands as security.

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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 the City of Greenville, on the southern side of Lowndes Avenue, being shown and designated as Lot No. 29 on plat of ELLETSON ACRES, Section B, dated April 4, 1958, made by Clifford F. Jones, recorded in the RMC Office for Greenville County in Plat Book QQ at Page 5, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Lowndes Avenue, joint front corner of Lots Nos. 28 and 29, and running thence with the joint line of said lots, S. 54-56 E. 161 feet to a point; thence continuing along the same line 12 feet to a point in a creek with the creek being the property line, and having the following traverse: S. 35-05 W. 85 feet to a point; thence running with the joint line of Lots Nos. 29 and 30, S. 54-56 E. 14 feet to a point; thence continuing along the same line 161 feet to a point on the southern side of Lowndes Avenue; thence running with the said Avenue, N. 35-04 E. 85 feet to the point and place of beginning.

This is the same property conveyed to the mortgagors herein by the mortgagee herein, by deed dated March 12, 1981, and recorded simultaneously herewith.

This is a second mortgage, junior in lien to that mortgage to First Federal Savings and Loan Association, recorded September 4, 1973, in Greenville County REM Volume 1289 at Page 683.

Mortgagee's address: 16 Windy Hills, Somerset, Kentucky, 42501.

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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