

30th Nov 81 2:05 PM '81
GREENVILLE S.C.
RMC OFFICE

1558 470

MORTGAGE

THIS MORTGAGE is made this 25th day of November, 1981, between the Mortgagor, CARROL CAMPBELL and BENNIE MAE G. CAMPBELL, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of TWENTY FIVE THOUSAND, SIX HUNDRED and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 25, 1981, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 2001.....;

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, 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 W. 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 said Avenue, N. 35-04 E. 85 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Ronald L. Scott, dated March 12, 1981, and recorded that same date in Greenville County Deed Book 1144 at Page 212.

OFFICE OF THE REGISTER OF DEEDS
GREENVILLE, SOUTH CAROLINA
DOCUMENTARY STAMP
NOV 25 1981

which has the address of 212 Lowndes Avenue, Greenville, (City)
South Carolina 29607 (State and Zip Code) (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 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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RECORDED

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