

SOUTH CAROLINA
FHA FORM NO. 2175M
(Rev. September 1972)

MORTGAGE

This form is used in connection
with mortgages insured under the
one- to four-family provisions of
the National Housing Act.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BOOK 1595 PAGE 102

TO ALL WHOM THESE PRESENTS MAY CONCERN: Charles B. Campbell,

Greenville, SC

of
, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF SOUTH CAROLINA,

a corporation

organized and existing under the laws of The United States, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Twenty Eight Thousand & no/100-----Dollars (\$ 28,000.00), with interest from date at the rate of twelve per centum (12 %) per annum until paid, said principal and interest being payable at the office of First Federal Savings and Loan Association of South Carolina, 301 College Street, P.O. Drawer 408, Greenville, SC or at such other place as the holder of the note may designate in writing, in monthly installments of Two Hundred Eighty Eight & 01/100-----Dollars (\$ 288.01), commencing on the first day of February, 1983, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of January, 2013.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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, the following-described real estate situated in the County of Greenville State of South Carolina:

ALL that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known as Part of Lot No. 4 on the plat of property of Eliza D. Ware, recorded in Plat Book M, at Page 27, in the RMC Office for Greenville County, and having according to a more recent plat by Kermit T. Gould, RLS, entitled "Property of Charles B. Campbell", dated October 15, 1982, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Marion Road, and running thence with the joint line of Lot No. 3, S. 41-15 W., 157 feet to an iron pin; thence turning and running with Rainbow Drive, N. 49-00 W., 80 feet to an iron pin; thence turning and running with other part of Lot No. 4, N. 44-00 E., 129 feet to an iron pin on Marion Road thence running with said Marion Road, S. 72-00 E., 80 feet to an iron pin, the point of beginning.

This being the same property conveyed to the Mortgagor by deed of Samuel R. Pierce, Jr., Secretary of Housing and Urban Development, of Washington, D.C., recorded October 10, 1982 in the RMC Office for Greenville County in Deed Book 1175 at Page 305.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and equipment now or hereafter attached to or used in connection with the real estate herein described.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

1. That he will promptly pay the principal of and interest on the indebtedness evidenced by the said note, at the times and in the manner therein provided. Privilege is reserved to pay the debt in whole, or in an amount equal to one or more monthly payments on the principal that are next due on the note, on the first day of any month prior to maturity; provided, however, that written notice of an intention to exercise such privilege is given at least thirty (30) days prior to prepayment.

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