

FEE SIMPLE

FILED
GREENVILLE CO. S. C.

Suite 103-Piedmont Center
33 Villa Road
Greenville, S. C. 29607

THIS MORTGAGE, made this 25th day of February 1983, by and between **CARROL CAMPBELL** and **BENNIE MAE CAMPBELL**

(the "Mortgagor") and UNION HOME LOAN CORPORATION OF SOUTH CAROLINA, a body corporate (the "Mortgagee").
WHEREAS, the Mortgagor is justly indebted unto the Mortgagee in the sum of Five Thousand, Seven Hundred Fifty Nine and 90/100 Dollars (\$ 5,759.90), (the "Mortgage Debt"), for which amount the Mortgagor has signed and delivered a promissory note (the "Note") of even date herewith payable to the Mortgagee, or order, the final installment thereof being due on March 15, 1990

Mortgagee's address: 1301 York Road, Suite 205, Lutherville, Md. 21093

KNOW ALL MEN, that the said mortgagor in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee, according to the condition of the said note, and also in consideration of the further sum ONE DOLLAR, to the said mortgagor in hand well and truly paid by the said mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presence do grant, bargain, sell and release unto the said mortgagee:

- 1) ALL those pieces, parcels or lots of land situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lots Nos. 53 and 64, as shown on a plat of EASTOVER, recorded in the RMC Office for Greenville County in Plat Book F at Page 42, prepared by R. E. Dalton, Engineer, dated July, 1920, and having, according to said plat, the following metes and bounds, to-wit: BEGINNING at an iron pin on the Northern side of Zara Street, joint front corner of Lots 52 and 53, and running thence with the joint line of said lots, N. 25-30 W. 300 feet to an iron pin on the Southern side of Arden Street; thence with the Southern side of Arden Street, N. 64-30 E. 60 feet to an iron pin, joint front corner of Lots 63 and 64; thence with the joint line of said lots, S. 25-30 E. 300 feet to an iron pin on the Northern side of Zara Street; thence with said street, S. 64-30 W. 60 feet to the point of beginning. This is the same property conveyed to Carrol Campbell by deed of Everett Glenn Cox, Wilton Ozell Cox and Lynette C. Gillespie, dated July 2, 1974, and recorded that same date in Greenville County Deed Book 1002 at Page 384. This mortgage is junior in lien to that certain mortgage in favor of Collateral Investment Company, dated July 2, 1974, and recorded that same date in Greenville County REM Volume 1315 at Page 343, in original principal amount of \$16,000.00.
- 2) ALSO: ALL that certain piece, parcel or lot of land with any improvements thereon situate, lying and being on the western side of Flower Drive in Pine Hill Village, Gantt Township, Greenville County, South Carolina, being shown and designated as Lot 150 on a plat of Pine Hill Village, prepared by R. K. Campbell, R.L.S., dated July 9, 1962, recorded in the RMC Office for Greenville County in Plat Book QQ, Page 168, and according to said plat, being more particularly described as follows: BEGINNING at an iron pin on the west side of Flower Drive at the joint front corner of Lots 149 and 150 and runs thence along the line of Lot 149, N. 79-11 W. 114.1 feet to an iron pin; thence along the line of Lot 154, S. 1-09 E. 92 feet to an iron pin; thence along the line of Lot 151, S. 79-11 E. 95 feet to an iron pin on the west side of Flower Drive; thence along Flower Drive, N. 10-49 E. 90 feet to the beginning corner. (SEE BACK) TOGETHER with the improvements thereon and the rights and appurtenances thereto belonging or appertaining. The land and improvements are hereinafter referred to as the "property".

(on Tract 1)

SUBJECT to a prior mortgage dated 7-2-74 , and recorded in the Office of the Register of Mesne Conveyance (Clerk of Court) of Greenville County in Mortgage Book 1315 , page 343, and mortgage (on Tract 2) dated 3-3-71 and recorded in Mortgage Book 1182, Page 327.

TO HAVE AND TO HOLD all and singular the said premises unto the said mortgagee, its successors and assigns forever, and the mortgagor hereby binds himself, his successors, heirs, executors, administrators and assigns to warrant and forever defend all and singular the said premises unto the said mortgagee, its successors and assigns, from and against himself, his successors, heirs, executors, administrators and assigns, and all other persons whomsoever lawfully claiming or to claim the same or any part thereof.

PROVIDED, that the Mortgagor shall well and truly pay or cause to be paid the Mortgage Debt hereby secured when and as the same shall become due and payable according to the tenor of the said Note and shall perform all the covenants herein on the Mortgagor's part to be performed, then this Mortgage shall be void.

0.875

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