

FILED  
GREENVILLE CO. S. C.  
MAR 10 10 40 AM '83  
DONNIE S. TANKERSLEY  
R.M.C.

First Federal of South Carolina  
Post Office Box 408  
Greenville, South Carolina 29602  
**MORTGAGE**

THIS MORTGAGE is made this 25th day of February, 1983, between the Mortgagor, Charles Ben Campbell

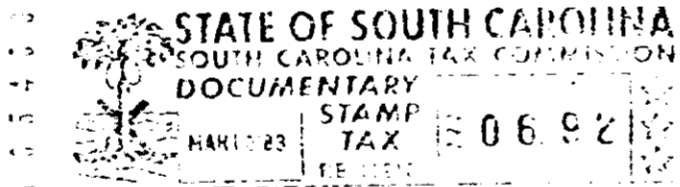
, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of \$17,211.11 (Seventeen thousand two hundred eleven and 11/100-----) Dollars, which indebtedness is evidenced by Borrower's note dated February 25, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 1993.....;

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, near the City of Greenville, on the southeast side of Crosby Circle and known as Lot No. 71, as shown on a plat of Paramount Park, as recorded in the RMC Office for Greenville County, State of South Carolina, in Plat Book "W" at Page 57, together with all buildings and improvements thereon, and having metes and bounds as shown on said plat.

The above-described property is the same acquired by the mortgagor by deed from Samuel r. Pierce, Jr., as Secretary of Housing and Urban Development dated January 27, 1983 and recorded in the RMC Office for Greenville County of January 31, 1983 in Deed Book 1181 at Page 615.



which has the address of 115 Crosby Circle Greenville, Greenville, SC 29607 (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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