

REAL ESTATE MONTHLY INSTALLMENT MORTGAGE

State of South Carolina, }
County of GREENVILLE

FILED
APR 5 3 35 PM '83
DONNIE S. HANDELRSLEY
R.H.C.
BOOK 1600 PAGE 854

TO ALL WHOM THESE PRESENTS MAY CONCERN:
SEND GREETINGS:

WHEREAS, I, we the said Kathleen B. Pruitt Campbell formerly
Kathleen B. Pruitt
called Mortgagor, in and by my, our certain note or obligation bearing even date herewith, stand indebted,
firmly held and bound unto the Citizens and Southern National Bank of South Carolina, Greenville
S. C., hereinafter called Mortgagee, the sum of \$4,974.17 plus interest as stated in the note or
obligation, being due and payable in 48 equal monthly installments commencing on the 30th
day of April 1983, and on the same date of each successive month thereafter.

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:

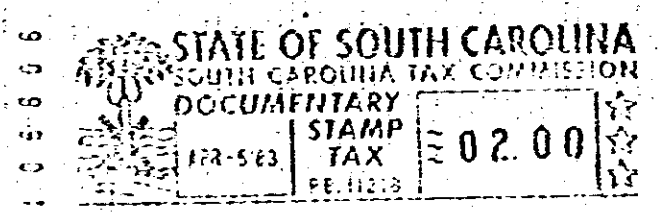
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any
other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the
Mortgagee, and also in consideration 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 lot of land with the buildings and improvements thereon, situate on the southside
of Washington Road, about two and one-half (2½) miles west of the Greenville County Court-
house, in Greenville Township, in Greenville County, South Carolina and having the following
metes and bounds, to-wit:

BEGINNING at an iron pin on the southside of Washington Road, said point being 245 feet in
an easterly direction from the southeast corner of the intersection of Washington Road and
Welcome Avenue and running thence along the southside of Washington Road in an easterly direct.
60 feet to an iron pin, said pin being 140.5 feet west from the southwest corner of the
intersection of Texas Avenue and Washington Road; thence in a southerly direction 185 feet
to an iron pin; thence in a westerly direction 60 feet to an iron pin; thence in a northerly
direction 185 feet to the beginning corner.

THIS is the same property conveyed to the Mortgagor by deed of Richard S. Carnes recorded
August 12, 1952 in the Greenville County RMC Office in Deed Book 460 at Page 490.

Mortgagee's Address: Post Office Box 1449
Greenville, SC 29602



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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.

- The Mortgagor further covenants and agrees as follows:
- (1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the
payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure
the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total
indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the
mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.
 - (2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time
by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or in such
amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the
Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay all premiums
therefor when due; and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize
each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgagee debt,
whether due or not.
 - (3) That it will keep all improvements now existing or hereafter erected in good repair, and, in the case of a construction loan, that it will continue
construction until completion without interruption, and should it fail to do so, the Mortgagee may, at its option, enter upon said premises, make whatever
repairs necessary, including the completion of any construction work underway, and charge the expenses for such repairs or the completion of such
construction to the mortgage debt.

