



MORTGAGE

THIS MORTGAGE is made this 13th day of April 1983 between the Mortgagor, Delores S. Campbell and Herman H. Campbell (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of U.S. \$ 30,016.04 which indebtedness is evidenced by Borrower's note dated April 13, 1983 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on July 12, 1983:

TO SECURE to Lender 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, 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 lot of land situate and lying in Greenville County, State of South Carolina, situate on the western side of Altamont Road, being shown as Lot No. 4 on plat of property of Lessie J. Campbell, made by C. O. Riddle, April 4, 1983, and recorded in the R. M. C. Office for Greenville County in Plat Book 9-P, at Page 32, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of Altamont Road at joint front corner of Lots 4 and 5 and running thence with the line of Lot 4 and 5, S.88-04W. 24.84 feet to an iron pin; thence, S.41-58W. 93.6 feet to an iron pin; thence, S.55-10W. 153.6 feet to an iron pin; thence, running N.46-33W. 103.33 feet to an iron pin; thence, running along the joint line of Lots 4 and 1 N.20-14E. 255 feet to an iron spike in the center of a driveway; thence, the reverse of N.68-57W. 235 feet to an iron spike; thence, S.15-11E. to the beginning corner.

This being the same property conveyed to the Mortgagors herein, Herman H. Campbell and Delores S. Campbell, by deed of Lessie Campbell dated November 4, 1982, and recorded in the R. M. C. Office in Deed Book 1176, at Page 742.



which has the address of Rt. 12, Altamont Rd. Greenville South Carolina 29609 (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 and rents, all of which 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 hereinafter 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, and that the Property is unencumbered, except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:
1. **Payment of Principal and Interest.** Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in the Note.
2. **Funds for Taxes and Insurance.** Subject to applicable law or a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and

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