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GREENVILLE  
JUN 7 2 15 PM '83  
DONNIE S. SLET  
R.M.C.

BOOK 1609 PAGE 695

# MORTGAGE

THIS MORTGAGE is made this twenty-third day of May, 1983, between the Mortgagor, Curtis E. & Amanda N. 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 ten thousand and no/100ths (\$10,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 23rd, 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 5/30/88;

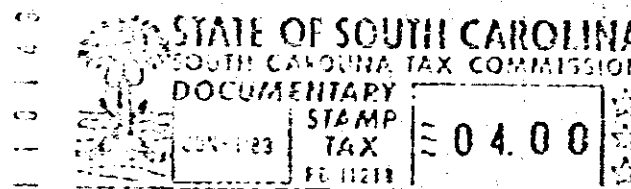
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, known and designated as Lot No. 4, FERNCREEK SUBDIVISION, on plat thereof prepared by Dalton & Neves Co., Engineers, dated November, 1973, and recorded in the RMC Office for Greenville County, S.C., in Plat Book 5-D, at page 28, reference to which is hereby craved for a metes and bounds description.

BEGINNING at an iron pin in the southeastern side of Ferncrest Drive at the joint front corner of Lots Nos. 4 and 5, and running thence with the line of said Lots, S19-49E, 394.1 feet to a point in the center of a creek; thence with the creek being the rear line, the traverse of which is as follows: N62-53W, 93 feet; thence S46-05W, 85 feet to an iron pin, joint rear corner of Lots Nos. 4 and 3; thence running with the line of said Lots, N39-43W, 297.3 feet to an iron pin in the southeastern side of Ferncrest Drive; thence with the southeastern side of said Drive, the following courses and distances: N39-20E, 40 feet to an iron pin; thence N44-10E, 72.9 feet to an iron pin; thence N53-50E, 72.9 feet to an iron pin; thence N63-30E, 72.9 feet to an iron pin, point and place of beginning.

This being the same property conveyed to the mortgagors herein by deed of William E. Smith, Ltd., and recorded in the RMC Office for Greenville County on September 26th, 1977, in Deed Book 1065, and page 433.

This is a second mortgage and is junior in lien to that mortgage executed by Curtis E. Campbell and Amanda N. Campbell, in favor of First Federal of South Carolina, which mortgage is recorded in the RMC Office for Greenville County, in Book 1411, and page 132.



which has the address of Rt. 4, Ferncrest Drive Greenville, (City)  
South Carolina 29605 (herein "Property Address");  
(State and Zip Code)

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.

SOUTH CAROLINA — 1 to 4 Family—6-75—FNMA/FHLMC UNIFORM INSTRUMENT (with amendment adding Para. 24)

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