

GREENVILLE FILED  
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DONNIE

**MORTGAGE**

1528-887

THIS MORTGAGE was made this 19th day of July 1983, between the Mortgagor, Edward C. Campbell and Judy A. 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. \$ 8,685.75 which indebtedness is evidenced by Borrower's note dated July 19, 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 August 10, 1991.

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 certain piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the northern side of East Tallulah Drive and being shown on a plat prepared by R. K. Campbell, dated October 16, 1964, and also shown on a more recent plat entitled "Property of Edward C. Campbell and Judy A. Campbell" prepared by Freeland & Associates, dated September 21, 1979, and recorded in the RMC Office for Greenville County in Plat Book 7-R at Page 9, and having such metes and bounds as shown on the more recent plat, reference to which is hereby made for a more complete description thereon.

This is the same property as that conveyed to the Grantors herein by deed of The Terrell Company, Inc. and Robbie D. Terrell dated October 1, 1979, recorded October 2, 1979, in the RMC Office for Greenville County in Deed Book 1112, at page 830.

which has the address of 28 East Tallulah Drive, Greenville South Carolina 29605 (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 for the leasehold estate if this Mortgage is on a leasehold are hereinafter referred to as the "Property". Borrower covenants that Borrower is lawfully seized 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 in 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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