

First Federal Savings & Loan Assn.
of Spartanburg
380 E. Main St. Spartanburg, S.C. 29304

MORTGAGE

1117-403

THIS MORTGAGE is made this 13th day of April 1984, between the Mortgagor, Paul A. Campbell and Kathy W. Campbell (herein "Borrower"), and the Mortgagee, FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF SPARTANBURG, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 380 East Main Street, Spartanburg, South Carolina 29304 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Ninety Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 13, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 2004.

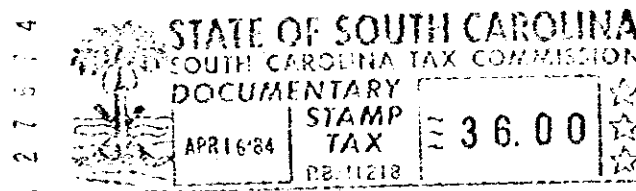
TO SECURE TO LENDER (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any further 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 Spartanburg, State of South Carolina:

All that certain piece, parcel or tract of land situate, lying and being in Greenville County, South Carolina, Austin Township, near Adams Mill Road, and being a portion of the property shown on re-survey of property of the Estate of Donald W. Campbell to be filed herewith, by John Simmons, dated April 4, 1984, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a new iron pin at the rear corner of property conveyed to George Christopher Campbell and running thence with the common line of George Christopher Campbell property N. 69-07 E. 301.4 feet to a new iron pin; thence S. 25-36 E. 382.7 feet to an iron pin; thence S. 68-15 W. 155.9 feet to a point; thence S. 38-30 W. 471.8 feet to a point; thence N. 0-44 W. 664.7 feet to the point of beginning, and containing 4.28 acres, more or less.

This being the same property conveyed to Paul A. Campbell and Kathy W. Campbell by deed of John Gregory Campbell to be filed herewith.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record, on the recorded plat(s), or on the premises.



which has the address of Route 5, Box 484, Adams Mill Rd., Simpsonville, South Carolina 29681 (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 seized 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

GCTO -- 1 AP 16 84 1531

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