



# MORTGAGE

THIS MORTGAGE is made this 3rd day of September 1982, between the Mortgagor, Charles B. Campbell and Buddy G. Clayton (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eighteen thousand six hundred one dollars and 92/100 Dollars, which indebtedness is evidenced by Borrower's note dated 9/3/82 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 9/15/90;

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 lot of land with improvements situate, lying and being on the southwestern side of Owens Street, in Greenville, SC, being shown and designated as Lot No.34, on a plat of Abney Mill, Poinsett Plant Property, made by Pickell & Pickell Engineers, dated March 5, 1959, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book QQ at Page 51, reference to which is hereby craved for the metes and bounds thereof.

This is the same property conveyed by deed of Moon Landrieu, Secretary of Housing and Urban Development, of Washington, DC, to Charles B. Campbell & Buddy G. Clayton, dated and recorded 6/20/80, in volume 1128, at page 8, of the RMC Office for Greenville County, SC.

which has the address of 202 Owens Street Greenville SC 29611 (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 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.

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