

FILED  
DEC 5 1977  
DONNIE S. TANKERSLEY

GROSS & GAULT, ATTORNEYS  
MORTGAGE OF REAL ESTATE - SOUTH CAROLINA

BOOK 1417 PAGE 773  
BOOK 79 PAGE 1524

This Mortgage made this 29th day of November, 1977, between  
Bernie Lee Campbell and Daisy Campbell

called the Mortgagor, and Creditrift of America, Inc., hereinafter called the Mortgagee.

WITNESSETH

WHEREAS, the Mortgagor in and by his certain promissory note in writing of even date herewith is well and truly indebted to the Mortgagee in the full and just sum of nine thousand eight eighty-eight Dollars (\$ 9,888.00), with interest from the date of maturity of said note at the rate set forth therein, due and payable in consecutive installments of \$ 205.00 each, and a final installment of the unpaid balance, the first of said installments known and designated as Lot Number 45, Block A, on the western side of Fork Road in a subdivision known as Friendship Heights on a plat thereof prepared by W. K. Willis, Engineers, of record in the Office of the REC Office for Greenville County in Plat Book 22 page 159.

This conveyance is made subject to all easements, restrictions and rights of way which exist on the subject property.

Derived from W. C. Lewis, July 12, 1969.

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DONNIE S. TANKERSLEY  
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RECORDED  
MAR 9 1983

*[Handwritten signatures and stamps]*  
GROSS & GAULT  
CREDITRIFT of America, Inc.  
*[Signature]*  
*[Signature]*

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining, or that hereafter may be created or placed thereon.

TO HAVE AND TO HOLD all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagee further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

1. To pay all sums secured hereby when due.
2. To pay all taxes, levies and assessments which are or become liens upon the said real estate when due, and to exhibit promptly to the Mortgagee the official receipts therefor.
3. To provide and maintain fire insurance with extended coverage endorsement, and other insurance as Mortgagee may require, upon the building and improvements now situate or hereafter constructed in and upon said real property, in companies and amounts satisfactory to and with loss payable to the Mortgagee, and to deliver the policies for such required insurance to the Mortgagee.
4. In case of breach of covenants numbered 2 or 3 above, the Mortgagee may pay taxes, levies or assessments, contract for insurance and pay the premiums, and cause to be made all necessary repairs to the buildings and other improvements, and pay for the same. Any amount or amounts so paid out shall become a part of the debt secured hereby, shall become immediately due and payable and shall bear interest at the highest legal rate from the date paid.

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