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MORTGAGE

BOOK 1539 PAGE 336

THIS MORTGAGE is made this 15th day of April 1981 between the Mortgagor, Rachel L. Campbell (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of TWELVE THOUSAND NINE HUNDRED FORTY-SIX AND 80/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 15, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 1986

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 of that certain piece, parcel or lot of land with the buildings and improvements thereon, lying at the Southeastern corner of Brookside Circle and Beverly Lane, in the City of Greenville, County of Greenville, State of South Carolina, shown as Lot No. 117 on plat of University Park, recorded in the RMC Office for Greenville County in plat book "P" at page 127, and being further described according to said plat as follows:

Beginning at an iron pin on the Southeastern side of Bookside Circle at the joint front corner of Lots Nos. 117 and 118, and running thence along the line of Lot no. 118, S. 37-34 E. 182.5 feet to an iron pin at the corner of Lot No. 97; thence along the line of lot no. 97, S. 52-26 W. 75 feet to an iron pin on the Eastern side of Beverly Lane; thence along the Eastern side of Beverly Lane, N. 37-34 W. 182.5 feet to the Southeastern corner of the intersection of Brookside Circle and Beverly Lane; thence along Brookside Circle, N. 52-26 E. 75 feet to the beginning corner.

This is the same property conveyed to the grantor and the grantee by deed recorded in the RMC Office for Greenville County in deed book 783, at page 24.

This is the same property conveyed by deed of Sarah W. Bruin to Rachel L. Campbell and Marion L. Campbell dated 9/21/65, recorded 9/24/65 in volume 783, at page 24, of the RMC Office for Greenville County; ALSO, this is the same property conveyed by deed of Marion L. Campbell to Rachel L. Campbell, dated 12/13/65, recorded 12/13/65 in volume 788, page 80 of the RMC Office for Greenville County, SC.

which has the address of 100 Brookside Circle Greenville, SC 29615 (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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