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GREENVILLE CO. S. C.
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DONNIE S. TANKERSLEY

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MORTGAGE

THIS MORTGAGE is made this 14th day of January 1981 between the Mortgagor, Richard Marvin Randall and Beth Roe Randall and John Roe (herein "Borrower"), and the Mortgagee, Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of South Carolina, whose address is P. O. Box 10148, Greenville, S.C. 29603 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Five Thousand and No/100 (\$45,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 14, 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 July 1, 2011

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 certain piece, parcel or tract of land situate, lying and being in the State and County aforesaid, Oneal Township, in the Few's Chapel Church community, lying on the south side of Pennington Road, being bounded on the north by the said road, on the east by lands of Lloyd E. Hunt and lands formerly of the Bomar Estate, on the south by lands now or formerly of the Bomar Estate, on the south by lands now or formerly of Louise E. Liverett, and on the west by lands of Moon sisters, and having the following metes and bounds:

BEGINNING at a point in the said Pennington Road, joint corner of a 12-acre tract formerly conveyed to Nancy W. Finley and by her to Woodfin Campbell, and runs thence with the line of the said tract, S. 13-15 W. 651 feet to an iron pin; thence S. 65-35 W. 688 feet to an iron pin on the Moon line; thence with the said line, S. 0-35 E. 179 feet to a stake, Moon corner; thence S. 39-30 W. 345.5 feet to a stake on the Louise F. Liverett line; thence with the said line S. 27½ E. 457.5 feet to a stake on the Velma Bomar Lynn line; thence with the said line, N. 69-18 E. 749 feet to an iron pin, joint corner of the Lynn and Hunt lands; thence a new line along the rear of a 2.67 acre lot, N. 5-41 E. 158 feet to an iron pin; thence another new line N. 84-00 E. 1055 feet to a nail and cap in the Pennington Road (iron pin back on line at 20.2 feet); thence with the said road running in a northwest direction for a distance of 1358 feet, more or less; thence in a westerly direction with the said road for a distance of 1212 feet, more or less to the beginning corner, containing about 70 acres, more or less.

THIS, being the same property inherited by the mortgagor, Beth Roe Randall from the Estate of Lois J. Roe as recorded in Apartment 1543, File 4, of the Probate Court for Greenville County, S.C..

ALSO:

ALL that certain piece, parcel or tract of land on the west side of Pennington Road and being shown as a tract containing 2.67 acres on a plat of Property of Nancy W. Finley dated October 16, 1958 made by H.S. Brockman, Surveyor.

Continued on separate attached sheet

which has the address of Route 3, Pennington Road, Blue Ridge, S.C. (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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