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GREENVILLE CO. S. C.

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BOOK 1548 PAGE 644

DONNIE S. TANKERSLEY  
R.M.C.

# MORTGAGE

THIS MORTGAGE is made this 31st day of July, 1981, between the Mortgagor, Randall D. and Sandra R. Campbell, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Two Thousand Two Hundred Fifty and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 31, 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 August 1, 2006;

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 lot of land situate lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 156 on a plat entitled "Berea Forest, Section II, Sheet II" prepared by Piedmont Engineers and Architects, dated May 10, 1972 and recorded in the RMC Office for Greenville in Plat Book 4-N, at Page 77, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin lying on the western side of Riverwood Circle at the joint front corner with Lot 157 and running thence along the joint line of Lot 157 N. 52-46 W. 124.95 feet to an iron pin at the joint rear corner with Lot 157; thence running N. 1-39 E. 56.45 feet to an iron pin at the joint rear corner with Lot 155; thence running along the joint line with Lot 155 S. 87-48 E. 137.6 feet to an iron pin on the western side of Riverwood Circle at the joint front corner with Lot 155; thence running along the western side of Riverwood Circle S. 13-20 E. 31.6 feet to an iron pin; thence continuing along the western side of Riverwood Circle S. 20-22 W. 42.2 feet to an iron pin; thence continuing along the western side of Riverwood Circle S. 29-45 W. 65.1 feet to an iron pin on the western side of Riverwood Circle at the joint front corner with Lot 157, being the point of beginning.

This being the same property conveyed to the mortgagors by deed of Bobby R. Whiten and Donna N. Whiten, of even date, to be recorded herewith.



which has the address of 16 Riverwood Circle, Greenville, (City)  
S.C. (State and Zip Code) (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.

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