

FILED
GREENVILLE, S.C.
MAR 29 10 03 AM '84
DONNIE W. BARKERSLEY
R.M.C.

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MORTGAGE

THIS MORTGAGE is made this 28th day of March, 1984, between the Mortgagor, ROY TIMOTHY CAMPBELL and PAMELA J. CAMPBELL, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, 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 FIFTY-FIVE THOUSAND AND No/100 (\$55,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 28, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2014.....;

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 of South Carolina, County of Greenville, containing 6.37 acres and being shown and designated on plat prepared by Freeland & Associates, dated March 27, 1984 as "Survey for Roy Timothy Campbell and Pamela J. Campbell" recorded in the RMC Office for Greenville County in Plat Book 10-L, Page 23, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at a railroad spike in the centerline of River Road, said railroad spike being located 0.65 miles west of Dry Oak Road and running thence along the property, now or formerly, of Johnnie W. Miller, S 53-35 W 555.37 feet to an iron pin; thence turning and running along property, now or formerly, of Ralph & Darla Weber, N 58-00 W 394.77 feet to an iron pin; thence turning and running along property, now or formerly, of Clyde Chapman, N 21-06 E 580.72 feet to a railroad spike in the centerline of River Road; thence turning and running along the centerline of said River Road, as follows: S 30-46 E 100.08 feet to a railroad spike; thence S 40-11 E 99.88 feet to a railroad spike; thence S 54-08 E 100.03 feet to a railroad spike; thence S 63-41 E 326.66 feet to a railroad spike; thence S 56-15 E 100.02 feet to a railroad spike, the point of beginning.

Being the same property conveyed to the mortgagors herein by deed of George R. Stegall, Jr., to be recorded of even date herewith.

ACTN
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4.0001

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
MAR 29 1984
STAMP
TAX
\$ 22.00
RS 11413

which has the address of Route 3, River Road, Belton, South Carolina 29627,
(Street) (City)
(herein "Property Address");
(State and Zip Code)

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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7328-RV-2