

37 Villa Road, Greenville, SC 29615  
STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

FILED 825876 BOOK 1481 PAGE 471  
MORTGAGE OF REAL PROPERTY  
BOOK 82 PAGE 120  
SEP 20 1 52 PM '79  
CONNIE S. TANKERSLEY  
September 13th day 61 19 79

THIS MORTGAGE made this 13th day 61 September, 19 79, among Larry D. Campbell and Diane M. Campbell (hereinafter referred to as Mortgagor) and FIRST UNION MORTGAGE CORPORATION, a North Carolina Corporation (hereinafter referred to as Mortgagee):

WITNESSETH THAT, WHEREAS, Mortgagor is indebted to Mortgagee for money loaned for which Mortgagor has executed and delivered to Mortgagee a Note of even date herewith in the principal sum of Fifteen Thousand, Six Hundred and No/100-- (\$ 15,600.00---), the final payment of which is due on September 15 19 89, together with interest thereon as provided in said Note, the complete provisions whereof are incorporated herein by reference; North 11-00 East 132.3 feet to a point on the Western side of Sundown Circle; thence South 22-00 East 65.0 feet to a point, the point of beginning.

This being the same property conveyed to the mortgagors herein by corrective deed of Brent Corporation dated February 20, 1973 and recorded in the R.M.C. Office for Greenville County, South Carolina, on February 20, 1973 in Deed Volume 967 at Page 624.

This mortgage is second and junior in lien to that certain mortgage given by Larry D. Campbell and Diane M. Campbell to First Federal Savings and Loan Association in the original amount of \$22,100.00, dated February 14, 1973, and recorded in the R.M.C. Office for Greenville County, South Carolina, on February 14, 1973, in Mortgage Volume 1366 at Page 662 together with all and singular the rights, tenements, hereditaments and appurtenances to said premises belonging or in anywise incident or appertaining. Including but not limited to all buildings, improvements, fixtures, or appurtenances now or hereafter erected thereon, including all apparatus, equipment, fixtures, or articles, whether in single units or centrally controlled, used to supply heat, gas, air conditioning, water, light, power, refrigeration, ventilation or other services, and also together with any screens, window shades, storm doors and windows, screen doors, awnings, stoves and water heaters (all of which are declared to be a part of said real estate whether physically attached thereto or not).

TO HAVE AND TO HOLD the same with all privileges and appurtenances thereunto belonging to Mortgagee, its successors and assigns, forever, for the purposes hereinafter set out and Mortgagor covenants with Mortgagee, its successors and assigns, that Mortgagor is seized of, and has the right to convey, the premises hereinafter described that the premises are free and clear of all encumbrances except for a prior Mortgage, if any, and that Mortgage Corporation will warrant and defend title to the premises against the lawful claims of all persons whomsoever.

MORTGAGOR COVENANTS with Mortgagee, its heirs, successors and assigns as follows:

1. NOTE PAYMENTS. Mortgagor shall make timely payments of principal and interest on the above mentioned Note in the amounts, in the manner and at the place set forth therein. This Mortgage secures payment of said Note according to its terms, which are incorporated herein by reference.
2. TAXES. Mortgagor shall pay all taxes, charges and assessments which may become a lien upon the premises hereby conveyed before any penalty or interest accrues thereon and shall promptly deliver to Mortgagee (at its request) official receipts evidencing payment thereof. In the event of the passage after the date of this Mortgage of any law imposing a federal, state or local tax upon Mortgage or debts secured thereby, the whole principal sum (together with interest) secured by this Mortgage shall, at the option of Mortgagee, its successors and assigns, without notice become immediately due and payable.

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CONNIE S. TANKERSLEY & STEWART  
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BY: *[Signature]* Vice President  
WITNESS: *[Signature]*

