

MORTGAGE OF REAL ESTATE BY RILEY AND RILEY, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA  
 COUNTY OF GREENVILLE

OCT 27 2 16 PM '74  
 OLLIE FARNSWORTH  
 R.M.C.

## MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Whereas: Windell W. Compton

(hereinafter referred to as Mortgagor) is well and truly indebted unto

THE PEOPLES NATIONAL BANK, Simpsonville, S. C.

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of ---One Thousand Nine Hundred Forty-six and 88/100--

----- Dollars (\$ 1946.88 ) ~~to be paid~~ together with add on interest at the rate of six and one-half (6 1/2%) per cent per annum until paid in full to be paid in equal installments of \$54.08 per month, commencing on the 5th day of December, 1971, and continuing on the 5th day of each month thereafter for 36 months, until the principal and interest are fully paid, provided, however, that if not sooner paid the entire indebtedness shall be due and payable on the 5th day of November, 1974 with interest thereon from date at the rate of \_\_\_\_\_ per centum per annum to be paid:

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor, in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the northeasterly side of S. C. Highway 14 in Austin Township, County of Greenville, State of South Carolina, being known as the south one-half of Tract 15 according to plat of Marsmen, Inc. as recorded in the RMC Office for Greenville County, South Carolina in Plat Book S at page 75 and having, according to said plat and more recent survey, styled, "Property of Windell W. Compton", prepared by Carolina Engineering and Surveying Company, Greenville, South Carolina dated September 10, 1969, the following metes and bounds to wit:

BEGINNING at an iron pin in the center of S. C. Highway 14 at joint front corner of Tracts 15 and 16 and running thence along said joint line N. 49-29 E. 574 feet to an iron pin at joint rear corner of the said lots; thence N. 44-31 W. 145 feet; thence on a straight line through Tract 15 S. 49-29 W., 557.2 feet to an iron pin in the center of S. C. Highway 14; thence along the center of said Highway S. 37-58 E. 145 feet to an iron pin at the point of beginning.

This mortgage is second and junior in lien to mortgage in favor of Collateral Investment Company assigned to Federal National Mortgage Association in the original amount of \$11,000 recorded October 1, 1969, in REM Mortgage Volume 1138 at page 209.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.