

FILED
GREENVILLE CO. S. C.
JUL 1 3 51 MORTGAGE
DONNIE S. TANKERSLEY
R.H.C.

BOOK 1371 PAGE 844

THIS MORTGAGE is made this 30th day of June 1976, between the Mortgagor, C. E. Compton (herein "Borrower"), and the Mortgagee, The South Carolina National Bank, a corporation organized and existing under the laws of the United States of America, whose address is P. O. Box 168 Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty thousand (\$20,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 30, 1976 (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, 2001

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 piece, parcel, or lot of land, situate, lying and being on the northern side of Chipwood Lane, Butler Township, Greenville County, State of South Carolina, being shown as the major portion of Lot 15, and 30 feet of Lot 16, as shown on a Plat of GREEN HILLS, recorded in the RMC Office for Greenville County in Plat Book HH, at Page 189, being more particularly described as follows:

BEGINNING at an iron pin on the northern side of Chipwood Lane, in the front line of Lot 15, and running thence with the line of Said Lot, N 20-29 E, 161.56 feet to pin on branch; thence with the branch as the line, the chord of which is S 61-46 E, 119.3 feet to pin at the rear corner of Lots 15 and 16; thence continuing with the branch, the chord of which is S 47-45 E, 30 feet to pin in rear line of Lot 16; thence through line of Lot 16, as a new line, S 29-43 W, 159.66 feet to pin on the northern side of Chipwood Lane; thence with the northern side of Chipwood Lane, the following courses and distances: N 58-02 W, 30 feet to a pin at the joint front corner of Lots 15 and 16; thence continuing N 58-02 W, 60 feet to bend; thence continuing N 59-38 W, 31.5 feet to the point of beginning.

This is the same property conveyed to the mortgagor by Belle W. Green and Maribelle G. Green by deed recorded July 1, 1960, in Deed Book 653 at Page 439.



which has the address of 109 Chipwood Lane Greenville
[Street] [City]
S. C. 29607 (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 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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