

10 B... Greenville, S.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
S.C.
14 PM '80

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, SUE C. BEEBE, M.C. WERSLEY

(hereinafter referred to as Mortgagor) is well and truly indebted unto
JOHN KING COMPTON and LEILA A. COMPTON,

(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

Seventeen Thousand and No/100 -----Dollars (\$ 17, 000. 00) due and payable

with interest thereon from _____ date _____ at the rate of eleven (11%) per centum per annum, to be paid: AS SET
FORTH IN SAID NOTE,

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 in the City of Greenville being known and designated as Lot No. 206 on a plat of the property of Traxler Park, recorded in Plat Book F at Pages 114-115 and having according to a survey by R. E. Dalton, dated August 27, 1947, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Woodvale Avenue, said pin being 632.1 feet west of the intersection of Woodvale Avenue and Rock Creek Drive, joint corner of Lots 205 and 206, and running thence with the line of Lot 205, N25-23W, 157.9 feet to iron pin; thence S57-29W, 70.56 feet to an iron pin, joint rear corner of Lots 206 and 207; thence with the line of Lot 207, S25-23E, 181.3 feet to iron pin on Woodvale Avenue; thence with said Woodvale Avenue N40-07E, 77 feet to the point of beginning.

THIS being the same property conveyed to the Mortgagor herein by a certain deed of John King Compton dated June 16, 1980, and thereafter filed for record on the same date in the RMC Office for Greenville County in Deed Book 1127 at Page 199.

The within Mortgage may not be assumed by any subsequent purchaser without the express written consent of the Mortgagee.

THIS Mortgage is junior in lien to that certain Mortgage given by the Mortgagor in favor of Fidelity Federal Savings and Loan Association this date and recorded this date in the RMC Office for Greenville County.

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STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP
200.00

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 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.

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