

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE  
JUN 8 8 43 11 '83  
DONNIE P. HIGGINS

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, DANIEL THOMAS EAGAN, JR. & MOLLY T. EAGAN,

(hereinafter referred to as Mortgagor) is well and truly indebted unto GEORGE E. CAMPBELL & GERTIE LEE CAMPBELL

(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 TWELVE THOUSAND AND NO/100-----

Dollars (\$ 12,000.00 ) due and payable

\$158.59 per month for 10 years, payments applied first to interest and balance to principal

with interest thereon from date at the rate of 10% per centum per annum, to be paid: monthly

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 northern side of Motor Boat Club Road in Paris Mountain Township, being a portion of a 10.75 acre tract and being shown as Tract No. 2 according to plat of property of C. F. Tatham dated October 6, 1962, prepared by C. C. Jones and according to said plat has the following metes and bounds, to wit:

BEGINNING at an iron pin in the center of Motor Boat Club Road, said pin being 124 feet in a westerly direction from the southeastern corner of the 10.75 acre tract and running thence N. 13-18 W. 200 feet to an iron pin; thence S. 72-44 W. 166.2 feet to a pin; thence S. 23-48 E. 200 feet to a pin in the center of Motor Boat Club Road; thence with the center of said Road as the line as follows: N. 70-42 E. 70 feet and N. 76-02 E. 60 feet to the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of the Mortgagees herein of even date herewith and recorded in the RMC Office for Greenville County simultaneously herewith.

This mortgage is junior in lien to that certain mortgage in favor of George E. Campbell and Gertie Lee Campbell in the original sum of \$35,000.00 recorded in the RMC Office for Greenville County on May 18, 1982, in Mortgage Book 1570, page 330.

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STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
JUN-5'83  
STAMP TAX  
\$ 04.80  
REG. 11215

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.

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