

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.

DEC 19 2 08 PM '69  
OLLIE FARNSWORTH  
R. M. C.

BOOK 1144 PAGE 535

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Carl D. Finley and Gertrude J. Finley, are

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

Fred E. Compton and Mary S. 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 Eleven Thousand, Nine Hundred and No/100-----

-----Dollars (\$11,900.00) due and payable

Ninety-Nine and 54/100 (\$99.54) Dollars on the 18th day of January, 1970, and  
Ninety-Nine and 54/100 (\$99.54) Dollars on the 18th day of each and every succeeding  
month thereafter until paid in full

with interest thereon from date at the rate of eight (8%) 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, near the City of Greenville, located on the east side of Mary Street and designated as a portion of Lots Nos. 118 and 119 of Camilla Park, No. 2, a plat of which is recorded in the R. M. C. Office for Greenville County in Plat Book M at Page 85, and having, according to a revised plat of said lots made by Pickell & Pickell, Engineers, September 3, 1947, a plat of which is recorded in said Office in Plat Book R at Page 179, the following metes and bounds, courses and distances, to-wit:

"BEGINNING at an iron pin on the east side of Mary Street, which iron pin is 120 feet North of the Northeast intersection of Mary Street and Welcome Avenue, corner of Gerald E. White lot, and running thence along the Gerald E. White lot, N. 71-48 E. 300.4 feet to an iron pin in the line of Lot No. 134; thence along the line of Lot No. 134, N. 11-14 W. 45 feet to an iron pin in the line of the lot owned by Allan F. Lindner; thence along the line of the Allan F. Linder lot, S. 78-04 W. 279.8 feet to an iron pin in the line of Mary Street; thence along the eastern side of Mary Street, S. 1-56 W. 80 feet to the point of beginning;

The mortgagores covenant and agree that they will not further encumber the premises above described, nor alienate said premises by way of mortgage or deed of conveyance without the prior consent of the mortgagees, and should the mortgagors so encumber or alienate such premises, the mortgagees may, at their option, declare the indebtedness hereby secured to be immediately due and payable and may institute any proceedings necessary to collect said indebtedness.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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; 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.