

FILED
GREENVILLE CO. S. C.
FEB 6 10 40 AM 1968
CLULI LINDVICK RTH
P.M.S.

BOOK 1083 PAGE 307



State of South Carolina
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

We, Fred E. Compton and Mary S. Compton, of Greenville County

(hereinafter referred to as Mortgagor) SEND(S) GREETINGS:

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of

Twenty-One Thousand, Six Hundred Fifty and No/100-----(\$ 21,650.00)
Dollars, as evidenced by Mortgagor's promissory note of even date herewith, said note to be repaid with interest at the rate

therein specified in installments of One Hundred Forty-Six and 20/100-----(\$ 146.20)
Dollars each on the first day of each month hereafter, in advance, until the principal sum with interest has been paid in full, such payments to be applied first to the payment of interest, computed monthly on unpaid principal balances, and then to the payment of principal with the last payment, if not sooner paid, to be due and payable 25 years after date; and

WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall, at the option of the holder thereof become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collaterals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for such proceedings; and

WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for any other purpose;

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing 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, the following described real estate:

All that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Gantt Township, being known and designated as Lot 45 of Section II of a subdivision of the Property of Carter Land Development Company, Inc., known as Tanglewood, as shown on plat thereof prepared by Webb & Lose, Surveyors, June 1954, and recorded in the R. M. C. Office for Greenville County in Plat Book GG at Page 56 and 57 and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the northeastern side of River Oaks Drive, joint front corner of Lots 44 and 45 and running thence along the joint line of said lots, N. 56-00 E. 200 feet, more or less, to a point in a branch; thence up said branch as the line, a traverse line being S. 54-30 E. 102.2 feet to an iron pin at a rear corner of Lot 48; thence along the rear lines of Lots 48 and 46, S. 56-00 W. 244.5 feet to an iron pin on the northeastern side of River Oaks Drive; thence along the northeastern side of River Oaks Drive, N. 34-00 W. 95 feet to the beginning corner; being the same conveyed to us by Earl V. Perry and Stella M. Perry by deed dated July 15, 1965 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 777 at Page 564."

SATISFIED AND CANCELLED OF RECORD
32 DAY OF OCT 1968
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 2:24 O'CLOCK P. M. NO. 7235

FOR SATISFACTION TO THIS MORTGAGE SEE

SATISFACTION BOOK 1083 PAGE 307