

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

OCT 25 12 01 PM 1962

## MORTGAGE OF REAL ESTATE

904 PAGE 599

OLLIE FARM SOUTH  
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, CLIFTON McADAMS

(hereinafter referred to as Mortgagor) is well and truly indebted unto JOHN R. McADAMS

(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

Fifteen Hundred - - - - - Dollars (\$ 1,500.00 ) due and payable  
in equal monthly installments of Forty-eight (\$48.39) and 39/100 Dollars, beginning on the first  
day of the month following the payment in full of the note and mortgage below referred to Greer  
Federal Savings & Loan Association of Greer, South Carolina, being assumed by me

with interest thereon from date at the rate of five (5%) 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 and being more particularly described as Lot No. 44 as shown on plat entitled Subdivision for Abney Mills, Renfrew Plant, Travelers Rest, South Carolina, made by Dalton & Neves, January, 1959, and recorded in the R. M. C. Office for Greenville County in Plat Book QQ at page 53. According to said Plat Lot No. 44 fronts 64 feet on Circle Road. Included in this mortgage are all improvements presently existing or to be erected in the future on said property.

This is a purchase money mortgage and is the same land conveyed to the Mortgagor herein by deed of James R. Hall to be recorded herewith.

This mortgage is inferior to a first mortgage over the above described property held by Greer Federal Savings and Loan Association, Greer, South Carolina and being recorded in the R. M. C. Office for Greenville County, S. C. in Mortgage Book 829 at page 503.

Together with all and singular rights, members, herditaments, 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; 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.