

HORTON, DRAWDY, DILLARD, MARSHBANKS, FILED, AND BROWN, P.A., 307 PETTIGRU STREET, GREENVILLE, S. C. 29603

STATE OF SOUTH CAROLINA } GREENVILLE CO. S. C.  
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

SEP 29 10 09 AM '72

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ELIZABETH RIDDLE  
R.M.C.

WHEREAS, JOHN W. MADISON, JR. & CAMELLIA T. MADISON

(hereinafter referred to as Mortgagor) is well and truly indebted unto JOSEPH H. McCOMBS

(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 One Thousand Five Hundred and No/100----- Dollars (\$ 1,500.00 ) due and payable

in the sum of \$500.00 sixty days from date, with the balance in the sum of \$1,000.00 due and payable one year from date

with interest thereon from date at the rate of 7 per centum per annum, to be paid: semi-annually.

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 piece, parcel or lot of land together with all buildings and improvements, on the Eastern side of Blanche Drive in the County of Greenville, South Carolina, being shown and designated as Lot No. 15 on a Plat of the Property of P. B. and Billie J. McCrary, made by J. C. Hill, Surveyor, dated January 25, 1963, recorded in the RMC Office for Greenville County, S. C., in Plat Book CCC, page 137, reference to which is hereby craved for the metes and bounds thereof.

The within mortgage is junior in lien to a first mortgage covering the above described property owned by Fidelity Federal Savings and Loan Association of Greenville, S. C., with a present balance due in the sum of \$21,000.00 recorded in the RMC Office for Greenville County, S. C., in Mortgage Book 1237, page 447 as modified by a Modification and Assumption Agreement of even date herewith.

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; 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.