

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Whereas: James M. Madison

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

--Cryovac Employees Federal Credit Union, P.O. Box 338, Simpsonville, S.C. -----

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 -----

--Three thousand and 00/100----- Dollars \$3,000.00 ----- and to be paid

for fifty-seven months @ Sixty seven and 50/100 dollars per month, payable first to interest-----

with interest thereon from date at the rate of 9/10 of 1 (one) ^{month} per centum per ~~year~~ to be paid monthly

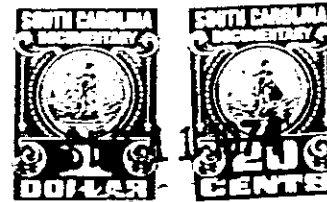
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes;

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 or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as 4.59 acres on plat entitled "Survey for William Boggs" prepared by Joe E. Mitchell, R.L.S., dated March 10, 1973 and being more particularly described in accordance with said plat, to-wit:

BEGINNING at a point in the center of Weathers Drive and running thence along the joint property line of Weathers crossing an iron pin at 23.4 feet N. 6-30 E. 245.9 feet to an old concrete monument; thence along the joint property line of Moore N. 9-19 E. 239.1 feet to an iron pin; thence along the joint property line of Thompson N. 77-45 E. 417.5 feet to a stone; thence along the joint property line of Tollison S. 6-30 W. 527.8 feet to a point in the center of Weathers Drive, crossing an iron pin at 19.2 feet; running thence along the center of Weathers Drive N. 88-32 W. 142.7 feet to a point; thence continuing along the center of said Weathers Drive S. 79-55 W. 276.8 feet to the point of beginning.

This is the identical property conveyed to the Mortgagor by deed of William A. Boggs 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 all of the rents, issues, and profits which may arise or be had thereon, 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, and singularly the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagee 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 defend against all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons who claim or pretend to claim title thereto in any part thereof.