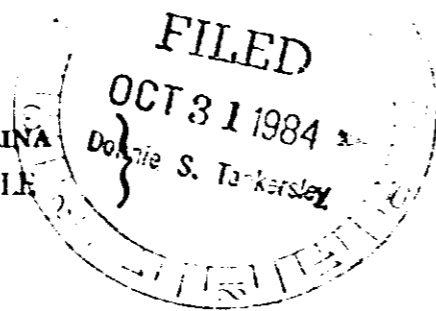


STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE



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**MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:**

**WHEREAS,** Randal Harold McCombs and Dana L. McCombs

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

Bob G. Sexton & Co., Inc., Route 3, Box 278-A, Piedmont, SC 29673

(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

-----Nine Thousand and No/100----- Dollars (\$ 9,000.00 ) due and payable

in equal monthly installments of \$134.38 each, beginning with the first monthly installment of \$134.38 on the 1st day of November, 1984, and continuing with \$134.38 on the 1st day of each and every month thereafter for a period of ten (10) years, with entire principal sum due within the 10-year period,

with interest thereon from \_\_\_\_\_ date \_\_\_\_\_ at the rate of thirteen per centum per annum, to be paid:

within each monthly installment of \$134.38, per terms hereinabove

**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:

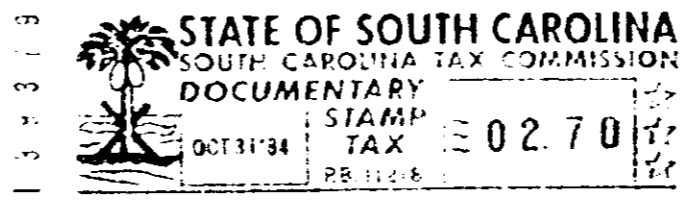
~~ALL THAT CERTAIN PARCEL OR LOT OF LAND WITH IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN THE COUNTY OF GREENVILLE, STATE OF SOUTH CAROLINA, TO-WIT:~~

"ALL that piece, parcel or lot of land with the improvements thereon situate, lying and being in Dunean Mills Village, Greenville County, South Carolina, and being more particularly described as Lot No. 53, Section I, as shown on a plat entitled 'Subdivision for Dunean Mills, Greenville, S. C.' made by Pickell & Pickell, Engineers, Greenville, S. C., on June 7, 1948, revised June 15, 1948 and August 7, 1948, and recorded in the RMC Office for Greenville County in Plat Book S at Pages 173-177, inclusive. According to said plat, the within described lot is also known as No. 5 Taylor Street and fronts thereon 55 feet."

THIS BEING THE SAME PROPERTY conveyed unto the mortgagors herein by deed of mortgagee herein dated October 12, 1984 and recorded October, 1984, in Deed Book \_\_\_\_\_ at Page \_\_\_\_\_ in the R.M.C. Office for Greenville County, South Carolina.

THIS BEING A SECOND MORTGAGE, junior in lien to that of Randal Harold McCombs and Dana L. McCombs in favor of Alliance Mortgage Company in principal sum of \$17,184.43.

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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 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 fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

**4. 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.

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