LAW OFFICES OF BRISSEY, LATHAN, FAYSSOUX, SMITH & BARBARE, P.A., GREENVILLE, SOUTH CAROLTS Mertgagies address. III & Mun Fountain Sur, S.C. MORTGAGE OF REAL ESTATE 296 MORTCAGE OF REAL ESTATE. C. STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE RISLE TO ALL WHOM THESE PRESENTS MAY CONCERN: **નું ફેર્ય**ેનું LAW OFFICES OF THOMAS C. DRISSEY, P.A.

WIEREAS,

Michael J. Sizemore, Jr. and Suzanne Sizemore

(hereinafter referred to as Mortgagor) is well and truly indebted unto Eugene L. Dunn

(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 Three Hundred Ninety Five and No/100

) due and payable Dollars (\$ 3.395.00

as set out in promissory note of even date

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, the Mortgagee's heirs, 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

ALL that certain piece, parcel or lot of land in the County of Greenville, State of South Carolina situate, lying and being on the eastern side of Fairview Road and being known and designated as Lot No. 5 of Maywood Estates as shown on a plat of Maywood Estate, Section I by Jones Engineering Services dated September, 1970 and being recorded in Plat Book 4G at page 103, RMC Office for Greenville County.

This being the same property conveyed to Mortgagor by deed of Eugene L. Dunn, of even date, to be recorded 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 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.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that is 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 Mortgageo forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

CAT COMPANY OF THE PARTY OF