

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

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WE, KENNETH W. FISH and SUSAN G. FISH,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Jeanne B. O'Connor,

(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 Four Thousand and No/100 (\$4,000.00)

----- Dollars (\$ 4,000.00) due and payable

in monthly payments of Forty-Eight and 53/100 (\$48.53) for the period of ten (10) years until paid in full.

with interest thereon from October 1, 1975 at the rate of eight (8) per centum per annum, to be paid:

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, at the corner of Old Mill Road and Holly Road, being shown as Lot No. 48 on plat of Edwards Forest Heights, recorded in Plat Book 000, at Page 89, and being more fully described as follows:

BEGINNING at an iron pin at the joint front corner of Lots 47 and 48 and running thence with the line of said lots, North 54-38 East 165 feet to the joint rear corner of said lots; thence South 35-22 East 134.3 feet to an iron pin on Holly Road; thence along Holly Road, South 54-38 West 145 feet to the corner; thence around the corner, the chord of which is South 80-22 East 28.3 feet to an iron pin on Old Mill Road; thence along said road, North 35-22 West 115 feet to the point of BEGINNING.

This mortgage is second in priority to the mortgage held by Fidelity Federal Savings and Loan Association of Greenville, South Carolina, which is recorded in the R. M. C. Office for Greenville County, South Carolina, in Mortgage Book 1348, at Page 955.



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 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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