

GREENVILLE (CO. S. C.)

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MAR 9 9 34 AM '71

OLLIE FARNSWORTH

R. M. C.

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MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Larry D. Fisher and Fay I. Fisher

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

(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, Five Hundred and no/100---

Dollars (\$3,500.00) due and payable

in equal installments of \$58.50 per month for fifty-nine months, and a sixtieth payment of \$48.50, the first payment to be due and payable on April 1, 1971, with a like payment to be due on the 1st day of each and every month thereafter until this indebtedness has been paid in full without interest

with interest thereon from date at the rate of _____ 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, in Gantt Township, being known and designated as Lot No. 2 as shown on plat of property of W. E. Reeves, said plat made by W. J. Riddle, June 1946, and according to said plat, having the following courses and distances, to-wit:

BEGINNING at the corner of Murrell Street and Reeves Avenue and thence running in a westerly direction along Murrell Street, 70.7 feet to the joint corner of Lots Nos. 1 and 2; thence running in a northward direction to an iron pin at the line of Lot No. 24, 190.01 feet; thence running in a eastwardly direction along the line of Lot No. 24 to Reeves Avenue 70 feet; thence running in a southwardly direction along the Reeves Avenue 180.2 feet to the beginning corner at Murrell and Reeves Avenue.

This is a purchase money mortgage.

And being the same property this day conveyed to mortgagors herein by mortgage.

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 electric 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 encumbrance 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.