

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE 1620 348

GREENVILLE S.C.
FILED
AUG 9 4 00 PM '83
DUNNILL R.H.L.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Dewitt C. Miner and Madeline C. Miner

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

Fannie Vera Fisher
112 Phifer Drive
Spartanburg, S. C. 29303

(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 Fifty Five Thousand and No/100----- Dollars (\$ 55,000.00) due and payable at Spartanburg, South Carolina in five (5) equal annual installments of Eleven Thousand and No/100 (\$11,000.00) Dollars each with the first such installment due and payable one year from date hereof.

with interest thereon from date at the rate of twelve (12) per centum per annum, to be paid: Annually

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 accounts 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 the Oak Grove Community, fronting on Oak Grove Road and Lindsey Road, containing 42 acres, more or less, as shown upon survey and plat made for Dewitt C. Miner by James V. Gregory, R.L.S., dated July 11, 1983 and recorded in the RMC Office for Greenville County. For more complete and particular description reference is hereby made to the above referred to plat and record thereof, in Plat Book 91-Page 19.

This being the same property conveyed to us by deed to be recorded herewith.

Together with all and singular rights, members, heritaments, 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 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, 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 whatsoever lawfully claiming the same or any part thereof.

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