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FILED

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

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JAN 16 12 52 PM '73

MORTGAGE OF REAL ESTATE

BOOK 1263 PAGE 597

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WILLIAM D. FISKE

hereinafter referred to as Mortgagor, is well and truly indebted unto **FRAT B. AVERA**

hereinafter referred to as Mortgagee, in the sum of **SEVEN THOUSAND FORTY-TWO AND 27/100** Dollars (\$ 7,042.27) due and payable

in 120 monthly payments of \$81.76 per month. First payment to be due and payable February 15, 1973, and \$81.76 on the 15th day of each and every month thereafter until paid in full and satisfied.

with interest thereon from date of the rate of **7%** per annum per annum to be paid **Monthly**

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**"

ALL that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the southeasterly side of High Hill Street, in the City of Greenville, South Carolina, and being shown as Lot No. 66 on the plat of AUGUSTA ROAD HILLS, as recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book L at Pages 56 and 57. For a metes and bounds description to said property, reference to the above mentioned plat is hereby made.

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 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 whomsoever lawfully claiming the same or any part thereof.