

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUN 13 8 42 AM '77

DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE OF REAL ESTATE

BOOK 1434 PAGE 987

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, Arthur M. Fisher and Marilyn B. Fisher

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

Alice W. Ballenger

(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 ---Thirty One Thousand and NO/100

as follows: the sum of \$1000.00 due July 5, 1978; the sum of ^{Dollars \$ 31,000.00} \$5,000.00 due January 5, 1979; and the balance due and payable in monthly installments of \$231.76, commencing Jan. 1, 1979, and to continue each and every month thereafter until paid in full; entire balance of principal and interest due and payable on or before fifteen years from date of beginning payments

with interest thereon from date at the rate of $-7\frac{1}{2}$ per centum per annum, to be paid: in said monthly installments

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, and being shown and designated as 13.19 acres, according to survey and plat entitled "Survey for Arthur M. Fisher" prepared by Wolfe & Huskey, Inc., Engs. & Survs. dated 5-18-78, to be recorded herewith, and having, according to said plat, the following metes and bounds, to-wit:

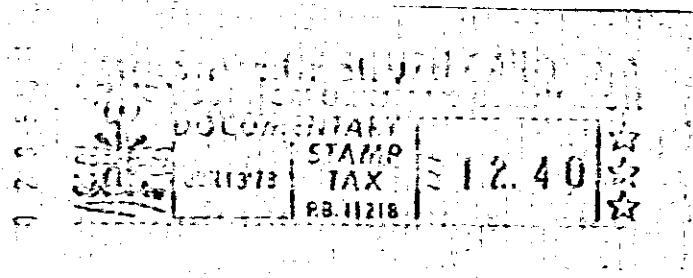
BEGINNING at a point in center of Taylors Road (S.C. Rd S23-295), corner with Mrs. Connie West lands and runs thence along center of said road the following: S. 45-00 W. 147 feet; S. 52-28 W. 100 feet; S. 66-40 W. 100 feet; S. 80-41 W. 100 feet; N. 85-17 W. 100 feet; N. 79-00 W. 100 feet; N. 84-59 W. 100 feet; S. 86-38 W. 100 feet; S. 78-18 W. 100 feet; S. 71-00 W. 100 feet to center of said road and corner with other B.H. Ballenger lands; thence N 13-32 W. 213.5 feet to iron pin; thence N. 04-20 E. 426 feet to iron pin; thence N. 87-06 E. 178.5 feet to iron pin; thence N61-47 E. 100 feet to iron pin; thence N. 10-49 E. 47 feet to old iron pin; thence S. 86-29 E. 384.7 feet to iron pin; thence S. 45-30 E. 307.9 feet to iron pin; thence S. 22-08 E. 272.5 feet to point in center of said road, the beginning corner.

Subject to all restrictions, easements, rights of way, roadways and zoning ordinances of record, on the recorded plats or on the premises.

This is all parts of that property conveyed to Mortgagors by deed of Mortgagee to be recorded herewith.

MTCR ADDRESS: RT 7, GREER, S.C. 29651

GCTO 1407
GCTO 1406
GCTO 1405
GCTO 1404
GCTO 1403
GCTO 1402
GCTO 1401



Together with all and singular rights, members, herditaments, 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.

9.8.77

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