

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

2 01 PH '82
SHERKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Francisco McZeno

(hereinafter referred to as Mortgagor) is well and truly indebted unto Shelton J. Fisher, His Heirs and Assigns,

(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

Eight Thousand Five Hundred Dollars (\$ 8,500.00) due and payable in forty-eight (48) equal monthly installments of Two Hundred Fifteen and 58/100 (\$215.58) Dollars, per month, commencing February 5, 1982, and each consecutive month thereafter with interest at Ten Percent (10%) per annum, until paid in full, with the privilege of acceleration.

with interest thereon from _____ date _____ at the rate of Ten per centum 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 parcel and piece of land in Greenville County, _____ Township, State of South Carolina, with any crops or improvements thereon located on S. C. Highway 290, being Tract 12 on Plat entitled Survey for C. H. Duck Estate; known and presently designated as being in Tax District 355-502.2-1-7.3; and particularly as shown on a survey for Shelton Fisher, dated December 15, 1981, by W. R. Williams, Jr., P. E. & L. S. No. 3979 of Williams & Plumblee, Inc., of a 5.8 acre tract to and including road, and being more particularly described by metes and bounds as follows:

BEGINNING at a point in S. C. 290 and proceeding S. 38-05 E. 296.7 feet along road to an iron pin in road; thence S. 33-15 W. 905.6 feet total to an iron pin; thence N. 16-25 W. 470.0 feet to an iron pin; thence N. 41-45 E. 695.4 feet total, along line of division with land of Williams, to the point of beginning.

THIS conveyance is subject to easements, covenants, rights of way, roads, utility easements, zoning laws, of record or apparent from inspection.

This is the same property conveyed to Francisco McZeno by Shelton J. Fisher, as noted in Deed Volume 1160, Page 636, dated January 5, 1982, and recorded January 6, 1982; Office of the R. M. C. for Greenville County.

RECORDED IN GREENVILLE COUNTY, SOUTH CAROLINA
DOCUMENTARY
STAMP
JAN 6 1982
R. M. C.

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 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.

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