

STATE OF SOUTH CAROLINA }  
COUNTY OF Greenville }

RECORDED  
OCT 11 2 35 PM '82  
DONNIE TANKERSLEY  
R.M.C.  
CO. S.C.  
Purchase Money Mortgage  
MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Floyd F. Miner, Jr. and Donna R. Miner

(hereinafter referred to as Mortgagor) is well and truly indebted unto Thomas J. Fusco and Tulip H. Fusco

(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 Seven Thousand and No/100----- Dollars (\$ 57,000.00 ) due and payable  
Reference is hereby made to promissory note of even date, the terms of which  
are incorporated herein by reference.  
with interest thereon from date at the rate of 12 1/2 per centum per annum, to be paid: See Note

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 tract of land in the County of Greenville, State of South Carolina, south of Ikes Road and on the west side of Driftwood Lane, and being known and designated as 1.02 acre tract of land as shown on plat made by C. O. Riddle, dated September 3, 1982 entitled survey for Thomas J. and Tulip H. Fusco, recorded in the RMC Office for Greenville County, South Carolina in Plat Book 9-G Page 22, and having according to said plat the following metes and bounds, to-wit:

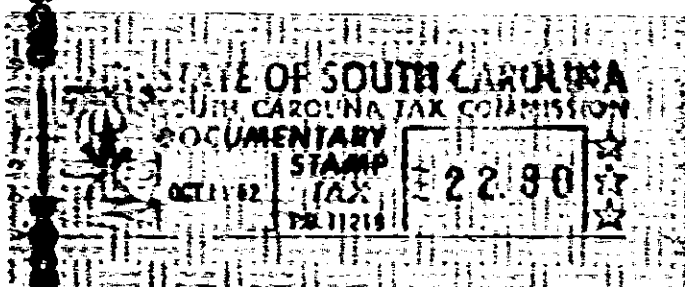
BEGINNING at an iron pin on the west side of Driftwood Lane at the corner of property of Vinson W. Howell and runs thence S. 74-07 W. 285.4 feet to an ironpin; thence N. 21-05 W. 152.58 feet to an iron pin; thence N. 74-07 E. 299.23 feet to an iron pin on the west side of Driftwood Lane; thence along said Lane S. 15-53 E. 152 feet to the beginning corner.

ALSO our interest in and to that right-of-way an easement for ingress and egress more particularly described in that deed from Thomas J. and Tulip H. Fusco to us this date.

This being the same property conveyed to the mortgagors by deed of Thomas J. Fusco and Tulip H. Fusco of even date to be recorded herewith.

This loan may be assumed with the same terms, conditions and interest rate upon approval of the assuming parties by the mortgagees that they have proper credit approval which is acceptable to the mortgagees.

Borrowers shall pay to the Note holders a late charge of 5% of any monthly installment not received by the Note holder within 15 days after the installment is due.



together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and 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.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

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