

USL—First Mortgage on Real Estate

## MORTGAGE

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, B. Jack Foster

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (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 **Six Thousand and No/100- - - - -** DOLLARS (\$ 6000.00), with interest thereon from date at the rate of Five (5%) per centum per annum, said principal and interest to be repaid as therein stated, and

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 purpose:

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, on the Southern side of Boyce Springs Avenue, in the City of Greenville, being shown as the major portion of lot 66, that is, the portion lying south of Boyce Springs Avenue and lot 67, as shown on plat of East Park, recorded in Plat Book A at Page 383, and described as follows:

"BEGINNING at an iron pin on the Southern side of Boyce Springs Avenue, at the Northwest corner of lot 67, and running thence with the Southern side of Boyce Springs Avenue in an Easterly direction 167½ feet to bend; thence continuing with the Southern side of Boyce Springs Avenue 138.5 feet to iron pin; thence in a Southeasterly direction 75 feet to pin on alley; thence along the alley in a Southwesterly direction 150½ feet to pin; thence S. 35-½ E. 75 feet to pin in line of lot 149; thence with the rear line of lots G, F, E, D and C as shown on City Block Book, N. 61 W. 371 feet to a point on Boyce Springs Avenue, the point of beginning."

Being the same premises conveyed to the mortgagor by Carl Fleming by deed to be recorded herewith.

ALSO, all that certain strip of land being shown as the rear 15 feet of lots 150 and 151, on plat of East Park, recorded in Plat Book A at Page 383 and being described by metes and bounds as follows:

BEGINNING at an iron pin in line of lots 149 and 159 at the rear corner of lot heretofore conveyed to James J. Harvey, and running thence with rear line of Harvey lot, N. 33-30 E. 82.2 feet to iron pin; thence N. 54-40 E. 15.2 feet to iron pin; thence S. 33-30 W. 82 feet more or less, to iron pin at the rear corner of original lot 150; thence S. 55-08 E. 15.1 feet to the point of beginning.

ALSO, all my right, title and interest in the Alleyway shown on plat recorded in Plat Book A at Page 383.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.