

## MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

FILED

Mrs. Ollie Farnsworth  
R. M. C.

To All Whom These Presents May Concern:

I, Booker T. Foster

SEND GREETING:

WHEREAS, I the said Booker T. Foster  
in and by my certain promissory note in writing of even date with these Presents, am well  
and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of  
Five Thousand & no/100 - - - - - (\$ 5000.00 ) Dollars,  
with interest from the date hereof at the rate of seven per cent ( 7 %) per annum, unpaid interest to  
bear interest at the same rate, to be repaid in installments of

Eighty & no/100 - - - - - (\$ 80.00 ) dollars  
due and payable on the 5th day of each and every calendar month hereafter until the full principal sum, with interest  
and all costs, insurance, and expenses incurred in connection with said loan, has been paid, said monthly payments  
to be applied first to the payment of interest, and then to payment of principal, costs, expenses and insurance, if any,  
incurred; and said note further providing that if at any time any portion of the principal or interest due hereunder  
shall be past due and unpaid for a period of sixty (60) days, or upon failure to comply with any of the by-laws of  
said Association, or with any of the stipulations of this mortgage, the whole amount due under said note, shall at  
the option of the holder become immediately due and payable, and said note further providing for a reasonable  
attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and collectible  
as a part thereof, if the same be placed with an attorney for collection, or if said debt, or any part thereof, be collected  
by an attorney or by legal proceedings of any kind.

KNOW ALL MEN BY THESE PRESENTS, That I the said Booker T. Foster  
, in consideration of the said debt and sums of money  
aforesaid, and for the better securing the payment thereof to the said CITIZENS BUILDING AND LOAN ASSOCIATION,  
Greer, S. C., according to the terms of the said note, and also in consideration of the further sum of Three (\$3.00)  
Dollars to me the said mortgagor in hand well and truly paid by the said mortgagee, at and  
before the sealing and delivery of these Presents (receipt of which is hereby acknowledged), have granted, bargained,  
sold and released, and by these Presents do grant, bargain, sell and release unto the said CITIZENS BUILDING AND  
LOAN ASSOCIATION, Greer, S. C., its successors and assigns:

That certain lot, parcel or tract of land, with all improvements now constructed thereon, or hereafter con-  
structed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs  
Township, about mile north from Taylors, being bounded on the north by lot of Joseph  
Goodwin, on the east by lot of Preston Hawkins, on the south by lot of Lee Goodwin  
and on the west by another lot contacted for by Booker T. Foster, and being a part  
of the same land that was conveyed to B. F. Goodwin by deed recorded in R. M. C. Office  
for Greenville County in Deed Book 82 at page 462, having the following courses and  
distances, to wit:-

BEGINNING on an iron pin north of the former home of Booker T.  
Foster (the said home having been destroyed by fire) and runs thence N 82 $\frac{1}{4}$  W. 286.5  
feet to an iron pin; thence S 4-00 W. 77.5 feet to an iron pin, Lee Goodwin's corner;  
thence S 81 $\frac{1}{2}$  E. 284 feet to an iron pin, Lee Goodwin's corner; thence N 66 $\frac{1}{2}$  E. 224.5  
feet to an iron pin on the former Flynn line; thence N 71-00 W. 208.6 feet to the  
beginning corner, containing one and one tenth (1.1) acres, more or less.

This is the same property conveyed to me by B. F. Goodwin by deed dated April 13,  
1956, recorded in R. M. C. Office for Greenville County in Book 550, page 226.