

First Mortgage on Real Estate

MORTGAGE FEB 27 11 37 AM 1961

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

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 TWENTY THOUSAND AND NO/100-----

DOLLARS (\$20,000.00), with interest thereon from date at the rate of Six (6%)----- per centum per annum, said principal and interest to be repaid in monthly instalments of Two Hundred and No/100----- Dollars (\$200.00) each on the first day of each month hereafter until the principal and interest are fully paid; each payment to be applied first to payment of interest and then to payment of principal, 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, including advances made by the Mortgagee on other or no security:

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 ~~those~~ 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, in the City of Greenville, being known and designated as a portion of lots 58 and 59, and lots 62, 63 and 64, Block D, as shown on a plat of East Park Addition, recorded in Plat Book A at Page 383; the portion of lots 58 and 59, above referred to are also known as lots # 6, 7 and 8, as shown on a plat of property of R.M. Dacus, recorded in Plat Book I at Page 89, and lot 62 above referred to is also shown as lot 62 on a plat of property of G.B. Lee, Trustee, recorded in Plat Book H at Page 262, said premises being more particularly described in their entirety according to a recent survey prepared by R. W. Dalton in October 1953, as follows:

"BEGINNING at an iron pin on the southern side of East Washington Street, which pin is 174.3 feet southwest from the intersection of East Washington Street and Laurens Road, and running thence S. 52-45 E. 86.2 feet to iron pin; thence S. 48-30 W. 49.7 feet to an iron pin; thence S. 53-10 E. 134 feet to iron pin in the northwest side of Boyce Springs Avenue; thence with said Avenue, S. 38-26 W. 50 feet to iron pin; thence still with said Avenue, S. 43-15 W. 63.8 feet to iron pin; thence still with said Avenue, S. 85-54 W. 56 feet to iron pin; corner of lot 65; thence N. 51-30 W. 111.8 feet to iron pin; thence N. 48-30 E. 26 feet to iron pin; thence N. 29-30 W. 115 feet to iron pin in the south side of East Washington Street; thence with said street, N. 60-30 E. 136 feet to the point of beginning. Said premises being the same conveyed to the mortgagor by the following deeds: Volume 302, Page 218, Volume 303, Page 248, Volume 247, Page 282, Volume 238, Page 10; see also Volume 488, Page 194.

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.

PAID AND SATISFIED IN FULL  
THIS 15<sup>th</sup> DAY OF March 1961  
FIDELITY FEDERAL SAVINGS AND LOAN ASSO.  
BY Sarah D. Robinson  
WITNESSES Shelby Williams  
Martha Mills

CANCELLED AND CANCELLED OF RECORD  
14<sup>th</sup> DAY OF March 1961  
Dellie Farnsworth  
R. H. C. FOR GREENVILLE COUNTY, S. C.  
AT 9:28 O'CLOCK A. M. NO. 25836