

MORTGAGE

STATE OF SOUTH CAROLINA, } ss:
COUNTY OF GREENVILLE }

APR 12 3 14 PM 1963

ALL WHOM THESE PRESENTS MAY CONCERN:

I, KEITH R. FOSTER,
Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto THE PRUDENTIAL INSURANCE COMPANY OF AMERICA

organized and existing under the laws of the State of New Jersey, a corporation hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of THIRTEEN THOUSAND, FIVE HUNDRED FIFTY AND NO/100 Dollars (\$ 13,550.00), with interest from date at the rate of Five and one-fourth per centum ($5\frac{1}{4}$ %) per annum until paid, said principal and interest being payable at the office of The Prudential Insurance Company of America in Newark, New Jersey or at such other place as the holder of the note may designate in writing, in monthly installments of Seventy-Four and 93/100 ----- Dollars (\$ 74.93), commencing on the first day of May, 19 63, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of April, 19 93.

Now, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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, the following-described real estate situated in the County of Greenville, State of South Carolina:

ALL that lot of land with the buildings and improvements thereon situate on the East side of Scarlett Street (formerly known as Forest Green Road) and the South side of Nottingham Road in the City of Greenville, in Greenville County, South Carolina, being shown as Lot No. 213 on plat of Sherwood Forest made by Dalton & Neves, Engineers, in 1951, revised through August, 1954, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book GG, Pages 70 and 71, said lot fronting 94.3 feet along the East side of Scarlett Street, running back to a depth of 138.2 feet on the South side, to a depth of 110.1 feet on the North side of said lot along Nottingham Road and being 90 feet across the rear.

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 equipment now or hereafter attached to or used in connection with the real estate herein described.

To HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.