

AUG 20 2 51 PM 1963

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLEMORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 932 PAGE 281

WHEREAS, I, MINNIE S. KEELER

(hereinafter referred to as Mortgagor) is well and truly indebted unto CHARLES NORMAN FOSTER AND JAMES O. FOSTER,

(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

SEVEN THOUSAND-SEVENTY-FIVE AND NO/100 Dollars (\$ 7,075.00) due and payable
at Greenville, South Carolina, Fifty-Five and no/100 (\$55.00) Dollars on August
4, 1963 and Fifty-Five and no/100 (\$55.00) Dollars on the 4th day of each month
thereafter until paid in full.

with interest thereon from date at the rate of 6 per centum per annum, to be paid: monthly

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 lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of GREENVILLE

ALL that lot of land in Greenville County, State of South Carolina, near the City of Greenville, being known and designated as Lot Number Thirty One (31) according to a plat of Elizabeth Heights, which plat is recorded in the R. M. C. Office for Greenville County in Plat Book "F" at page 298, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at a stake at the northeastern corner of McCary (McCrary) Street and Herbert Street, and running thence with the eastern side of Herbert Street, N. 13-15 E. 150 feet to a stake at the corner of Lot No. 42; thence with the line of said Lot, S. 76-15 E. 50 feet to a stake at the corner of Lot No. 32; thence with the line of said Lot, S. 13-15 W. 150 feet to a stake on McCary (McCrary) Street; thence with the northern side of McCary (McCrary) Street, N. 76-15 W. 50 feet to the beginning corner; being the same property conveyed to Herman E. (Etriel) Keeler and Minnie S. Keeler by W. C. Ward by deed dated September 28, 1946, recorded in Vol. 299 of Deeds at page 119 in said R. M. C. Office. Also being the same property conveyed to Charles Norman Foster by deed of E. Inman, Master, dated August 13, 1957 and recorded in the R. M. C. Office for Greenville County in Deed Book 582 at Page 207.

Together with all and singular rights, members, appurtenances and encumbrances to the same belonging in any way incident or appertaining, and of all 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.