

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

FILED  
GREENVILLE CO. S. C.  
AUG 22 11 31 AM 1966  
OLLIE FARNSWORTH  
R. M. C.

MORTGAGE OF REAL ESTATE

BOOK 1038 PAGE 571

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, W. Frank Foster,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Peggy Grace Petrakas

(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

One thousand and no/100----- Dollars (\$ 1,000.00 ) due and payable \$20.00 per month until paid in full. First deducting the interest from monthly payment and balance applying to principal. Term to run approximately 5 years. First payment due May 1st 1966.

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

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, City of Greenville, on the southern side of east mountain view Ave. and being known and designated as part of lot no. 89 and the western half of lot no. 90 on the North Park Subdivision, according to plat thereof recorded in the R.M.C. office for Greenville County in plat book "K", Pages 48 and 49 and having, according to said plat, the following notes and bounds to wit;

Beginning at an iron pin on the Southern side of East Mountain View Avenue and the center of the front line of lot no. 90, at lot now or formerly owned by Louise H. Galway; Thence with the Galway line and through the center of lot no. 90 S. 19-06W. 169.55 feet to an iron pin in the center of the rear of lot no. 90; Thence along the rear line of lots nos. 80 and 81N. 68-52W. 73.13 feet to an iron pin in the rear line of lot no. 89; Thence along a new line running through lot no. 89 N. 19-06 E. 168 feet, more or less, to an iron pin on the southern side of East Mountain View Avenue, at the front line of lot no. 89, said pin being 14.63c feet east from the joint corner of lots nos. 88 and 89; Thence with the southern side of East Mountain View Avenue S. 69-10 E. 73.12 feet to the beginning corner.

This is a second mortgage, subject only to that first mortgage given by the mortgagor to Fidelity Federal Savings & Loan Association dated April 1st 1966 and is now recorded in the R.M.C. Office of Greenville County.

This same property conveyed to W. Frank Foster on April 1st 1966.

Together with all and singular rights, members, herditaments, and appurtenances 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.

*Paid and satisfied in full this 1st. day of September, 1966.*

*Peggy Grace Petrakas*

*Witness - William M. Stagood III*

SATISFIED AND CANCELLED OF RECORD

2 DAY OF Sept. 1966  
*Ollie Farnsworth*  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 3:31 O'CLOCK P M. NO. 6324