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OLLIE FARNSWORTH
R.M.C.

BOOK 1065 PAGE 533

First Mortgage on Real Estate

MORTGAGE

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) in the sum of NINETY-FIVE THOUSAND AND NO/100----- DOLLARS (\$ 95,000.00), with interest thereon at the rate of six and one-half per cent per annum as evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter modified by mutual agreement, in writing, the final maturity of which is fifteen (15) years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, 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} ~~that~~ certain pieces, parcels or ^{lots} ~~lots~~ 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 parts of Lots 58 and 59 and all of Lots 63 and 64 as shown on Plat of Property of B. Jack Foster, said plat having been made by R. W. Dalton, Engineer, October, 1953, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeasterly side of East Washington Street, said iron pin being 174.3 feet in a Westerly direction from the intersection of East Washington Street and Laurens Road; and running thence S. 52-45 E. 86.2 feet to an iron pin; thence S. 48-30 W. 99.7 feet to an iron pin; thence along the line of Lot 62 S. 52-46 E. 142.7 feet to an iron pin on Boyce Spring Avenue; thence along Boyce Spring Avenue S. 43-15 W. 63.8 feet to an iron pin; thence along Boyce Spring Avenue S. 85-54 W. 56 feet to an iron pin; thence along the joint line of Lot 64 and 65 N. 51-30 W. 111.8 feet to an iron pin; thence N. 48-30 E. 26 feet to an iron pin; thence through Lot 58 N. 29-30 W. 115 feet to an iron pin on East Washington Street; thence along East Washington Street N. 60-30 E. 136 feet to an iron pin, the point of beginning.

ALSO:

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, in the City of Greenville, being known and designated as Lots 61 and 62 on Map of East Park, plat of which is recorded in the RMC Office for Greenville County, S. C. in Plat Book A, at page 383, and having, according to said plat and according to a plat made by R. W. Dalton, Engineer, July 26, 1966, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwestern side of Boyce Spring Avenue, joint front corner Lots 62 and 63; and running thence N. 52-46 W. 142.7 feet to an iron pin; thence N. 48-30 E. 99.7 feet to an iron pin; thence S. 53-10 E. 132.6 feet to an

(See additional description on reverse of mortgage)

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.