

REGISTRATION NO. 22
COMPLIED WITH

FILED
GREENVILLE CO. S. C.

BOOK 1289 PAGE 51



MAR 7 11 06 AM '73
DONNIE S. TINKERSLEY
MORTGAGE

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: MARION W. FOSTER AND ROBERT JETER FOSTER

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of Fifty Thousand and No/100----- DOLLARS (\$ 50,000.00), with interest thereon at the rate of seven & three-fourths 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 25 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 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~~

All that piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, in Butler Township, containing 27 acres, more or less, and being on the northern side of Scuffletown Road (or the Woodruff Road), being bounded on the north by lands now or formerly of J. F. Spearman and J. C. Jones; on the east by lands now or formerly of Mrs. Booth; on the south by lands now or formerly of B. E. Butler; on the west by lands now or formerly of Jid Smith; LESS, HOWEVER, two (2) small tracts aggregating four (4) acres, more or less, conveyed away by D. A. Looper to Irving Brabo and Helen Gray Brabo by deed recorded in Deed Book 433, Page 87, and by D. A. Looper to Jesse Ivey by deed recorded in Deed Book 439, Page 332; thereby leaving 23 acres, more or less.

This is the same property conveyed by Frank P. McGowan, Jr. as Master in Equity to Marion W. Foster by deed dated the 6th day of March , 1973.

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.