

DONNIE S. TANNERSLEY
R.M.C.

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: Richard J. 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 Thirty-six Thousand and 00/100----- DOLLARS

(\$36,000.00), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is 30 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 Greenville, City of Greenville, on the western side of Partridge Lane, being known and designated as Lot No. 20, on plat of property of E. D. Sloan, prepared by Dalton & Neves, Engineers, dated June, 1955, (with addition made August, 1956) and recorded in the Office of the RMC for Greenville County in Plat Book "EE", Page 135, and having according to a plat of "Property of Richard J. Foster" prepared by R. W. Dalton in May, 1957, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book NN, at page 77 the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Partridge Lane at the joint front corner of Lots 20 and 21, and running thence along the joint line of said lots, N. 86-06 W. 200.7 feet to an iron pin; thence along a joint line of Lots 19 and 20, S. 6-11 W. 100.1 feet to an iron pin on the northern edge of Partridge Lane; thence along the northern edge of Partridge Lane, S. 80-32 E. 175.0 feet to an iron pin; thence along the curve of Partridge Lane, the chord of which is N. 53-04 E. 34.5 feet to an iron pin on the western side of Partridge Lane; thence along the western edge of Partridge Lane N. 6-41 E. 95.9 feet to the point of beginning, and being the same property conveyed by J. Alvin Gilreath to Richard J. Foster by a deed dated May 31, 1957, and recorded in the RMC Office for Greenville County, South Carolina, on May 31, 1957, in Deed Book 577 at Page 503.

The mailing address of Fidelity Federal Savings and Loan Association is: P.O. Box 1268, Greenville, S.C. 29602

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.

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