

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WE, VENTURES, A Partnership

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. B. FOSTER, ELIZABETH F. BROWN AND LONNIE C. 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 FIVE HUNDRED AND NO/100-----Dollars (\$ 7,500.00 ) due and payable  
On or before June 1, 1978 in full.

with interest thereon from \_\_\_\_\_ at the rate of \_\_\_\_\_ per centum per annum, to be paid: AS SET OUT ABOVE.

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

That certain parcel or tract of land in Butler Township, said County and State, near Pelham, S. C., and lying on the north side of the Pelham Road designated as tract No. 5 on Plat of property of the grantor, by Dalton & Neves, Dec. 1949 and containing five (5) acres and having the following courses and distances, to-wit:

BEGINNING at the joint corner of tracts 4 and 5 on the Pelham Road, and thence dividing said tracts, N. 21-42 E. fifteen hundred seventy and five tenths (1570.5) feet to an iron pin on the DeCamp line, joint rear corner of 4 and 5; thence with the DeCamp line S. 42-10 W. two hundred fourteen and four tenths (214.4) feet to an angle; thence still with the DeCamp line S. 56-11 W. one hundred seventy-eight (178) feet to the corner of tract No. 6; thence dividing Nos. 5 and 6 S. 20-30 W. twelve hundred twenty-five (1225) feet to an iron pin on the said Road; thence therewith S. 68-54 E. one hundred fifty (150) feet to the beginning corner; and bounded north and northeast by DeCamp; east and southeast by tract No. 4; south by said Road, and west and northwest by tract No. 6.

Derivation: Deed Book 1064, Page 51, - J. B. Foster, Elizabeth F. Brown and Lonnie C. Foster  
                  1064          52                                  8/30/77  
                  1064          53

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all 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.

4328 RV-2