

MORTGAGEE'S ADDRESS: 242 McDaniel Ave., G'ville, SC

FILED
GREENVILLE CO. S. C.

BOOK 1414 PAGE 598

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

1 3 37 PM '77
JAMES STANLEY
RMC

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

WHEREAS, I, Paul B. Haines

hereinafter referred to as Mortgagor) is well and truly indebted unto B. Jack Foster and Louise Quillen 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

\$1.00 and the premises

Dollars \$ 1.00 due and payable

SEE BELOW

with interest thereon from --- at the rate of --- per centum per annum, to be paid: ---

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, within the corporate limits of the City of Greenville being located on the northern side of East Washington Street, being a portion of the property identified on the County Tax Map at Sheet 48, Block 8, page of 12 and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the northern side of East Washington Street, which iron pin lies approximately 146.9 feet west of the beginning of the intersection of East Washington Street with Laurens Road and running thence N. 4-39 E. 25 feet to an iron pin; thence N 23-13 W. 54.6 feet to an iron pin; thence S 22-20 W. 86 8 feet to an iron pin in the line of other property owned by the Mortgagor; thence S. 63-37 E 34 feet to an iron pin on the northern side of East Washington Street; thence with said street, N. 60-25 E. 25 feet, more or less, to the point of beginning.

This being the same property conveyed to the Mortgagor herein by deed of L. S Spinks dated September 19, 1977 and recorded on September 20, 1977 in the RMC Office for Greenville County in Deed Book 1085, at page 120.

This mortgage is given as additional collateral to the mortgage executed by Paul B. Haines to B. Jack Foster and Louise Quillen Foster dated Sept. 14, 1977 and recorded in the RMC Office for Greenville County on Sept. 16, 1977 in Mtg. Book 1410, at page 125. It is agreed that when said mortgage recorded in Mtg. Book 1410, page 125 is paid in full, this mortgage will be cancelled of record. Otherwise, it is additional collateral to the existing mortgage.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
TAX
NOV-1977
\$ 00.04
RS. 0218

W J S C

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.

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