

First Mortgage on Real Estate

MORTGAGESTATE OF SOUTH CAROLINA
COUNTY OF GREENVILLETO ALL WHOM THESE PRESENTS MAY CONCERN: LUTHER B. FOSTER, III AND
PRISCILLE B. 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 Twenty-five
Thousand and no/100ths ----- DOLLARS(\$ 25,000.00), 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; andWHEREAS, 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 Mort-
gagee 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 be-
fore the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bar-
gained, 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, on the northern
side of Strange Road, being shown and designated as Lot No. 31 on
a plat of SHEFFIELD FOREST SECTION TWO, made by Carolina Engineering
and Surveying, dated March, 1962, recorded in the RMC Office for
Greenville County, South Carolina, in Plat Book BBB at page 61,
and having according to said plat the following metes and bounds,
to-wit:BEGINNING at an iron pin on the northern side of Strange Road at
the joint front corner of Lots Nos. 30 and 31 and running thence
with the common line of said lots, N. 19-06 E., 131.8 feet to an
iron pin; thence S. 81-50 E., 100 feet to an iron pin; thence
along the common line of Lots Nos. 31 and 32, S. 19-27 W., 149.5
feet to an iron pin on the northern side of Strange Road; thence
along the northern side of Strange Road, N. 71-39 W., 100 feet to
an iron pin, the point of beginning.The above property is the same conveyed to the Mortgagors by deed
of Joseph S. Brown and Helen L. Brown to be recorded simultaneously
herewith.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 fix-
tures and equipment, other than the usual household furniture, be considered a part of the real estate.