

Mail to:
Family Federal Savings & Loan Assn.
Drawer L
Greer, S.C. 29651

MORTGAGE

THIS MORTGAGE is made this 17 day of February 1978, between the Mortgagor, Walter R. Foster and Sharon D. Foster (herein "Borrower"), and the Mortgagee, Family Federal Savings & Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 713 Wade Hampton Blvd. Greer, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Two Thousand Five Hundred and NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 17, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on first day of June, 2003

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

ALL that piece, parcel or lot of land lying about two (2) miles Northeast of Ebenezer Church in Glassy Mountain Township, Greenville County, South Carolina, shown and designated as Block Two (2) containing Three and eight-tenths (3.8) acres, on plat made for Kenneth Dill, by W. M. Willis, Engineers, from field survey by S. D. Atkins, made September 21, 1971, showing courses and distances, as follows:

BEGINNING on a nail near center of Howard Road at a point about two miles West of State Highway No 414, and in Paul Brown's line and running with center of Howard Road North 72-00 West 202 feet to a nail; thence Norht 65-35 West 88 feet to an nail in Saunders line; thence with Saunder's line North 14-30 East 600 feet to Dill's line thence with Dill's line South 80-00 East 224 feet to Paul Brown's line; thence with Brown's line South 8-55 West 646 feet to the beginning, (passing an iron pin at 23 feet from nail in road).

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances easements and rights-of-way appearing on the proprty and/or of record.

This is that same property conveyed to Walter R. Foster by deed of Sharon D. Foster to be recorded herewith, conveying a one-half interest, and that same property conveyed to Sharon D. Foster by deed of Kenneth Dill, recorded in RMC Office for Greenville County in Deed Book 327 page 587, on Oct. 18, 1971.

which has the address of Route #2, Landrum, S. C. (herein "Property Address");
(Street) (City) (State and Zip Code)

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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