

Mortgagee's Address:  
PO Bx 4157 PP  
Gvl, SC 29608

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: MICKEY B. FOISTER

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto GORDON E. MANN

(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 FORTY-FIVE THOUSAND AND

NO/100----- DOLLARS (\$ 45,000.00 ),  
with interest thereon from date at the rate of 10 per centum per annum, said principal and interest to be repaid: \$594.68 per month including principal and interest computed at the rate of 10 per cent per annum, the first payment being due November 1, 1979 and a like payment being due on the first day of each month thereafter; the mortgagee reserves the right to call the entire amount due on the note which this mortgage secures any time after two (2) years from date, providing that mortgagee gives to mortgagor one (1) year's written notice prior to calling said amount due.

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, on the northeastern side of Floyd Street being shown on a plat of the property of Electrical Service, Inc. dated September 1979, prepared by W. R. Williams, Jr., Surveyor, recorded in Plat Book 7-0 at page 26 in the RMC Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the northeastern side of Floyd Street at the corner of property now or formerly belonging to Miller Outdoor Advertising and running thence with said property N 50-55 E 15.9 feet to an iron pin; thence still with said property N 10-00 E 298.6 feet to an iron pin; thence S 79-20 E 230.8 feet to an iron pin; thence S 10-00 W 149.4 feet to an iron pin; thence S 34-46 W 144.8 feet to an iron pin; thence N 51-33 W 77.6 feet to an iron pin; thence N 74-20 W 25.6 feet to an iron pin; thence S 35-15 W 100 feet to an iron pin on the northeastern side of Floyd Street; thence with said street N 51-33 W 50 feet to the point of beginning."

This is the same property conveyed to the mortgagor by deed of the mortgagee, to be recorded herewith.

This mortgage is not to be transferred or assigned without the express written permission of the mortgagee.

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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