

FILED
GREENVILLE CO. S. C.
10 25 AM '80
DONN HARRISLEY
M.C.

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

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

WHEREAS, Grace W. Parker Foister and Raymond E. Foister,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Associates Financial Service of South Carolina, Incorporated

(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

-----Ten thousand eighty six and 68/100-----
-----Dollars (\$ 10,086.68) due and payable
as follows: Eighty-four (84) payments at \$212.00 per month; first payment due March 15, 1980.

with interest thereon from March 15, 1980 at the rate of 18% per centum per annum, to be paid:
Total payback amount due: \$17,808.00

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, Greenville Township, being a part of what was formerly known as Riverside Lands; said lot being known and designated on plat thereof made by Carter & Pringle, Surveyors, recorded in the R.M.C. Office for Greenville County and being known as Lot No.7, Block Z, fronting 50 feet on Highlawn Avenue and having a depth of 125 feet to an alley.

ALSO: All that piece, parcel or lot of land in the County and State aforesaid, near Monaghan Mill and being known as Riverside. Said lot being known and designated as Lot No.8 on plat of said lands made by Carter and Pringle and being in Block Z and having a frontage of 50 feet on Highlawn Avenue and having a depth of 125 feet to an alley. Said plat being recorded in the R.M.C. Office for Greenville County in Plat Book A, at page 323. This being the same property conveyed to J. C. Parker by deed of S. W. Kelley dated January 1, 1946 and recorded in the R.M.C. Office for Greenville County in Deed Book 286, page 140.

The said J. C. Parker dies intestate in Greenville County on October 7, 1958 and the above-named grantor constitutes one of the heirs at law.

The above property being the same conveyed by Judith Parker Bowling to Grace Parker Foister by deed dated March 2, 1966 and recorded in R.M.C. Office at Book 794 at Page 458.

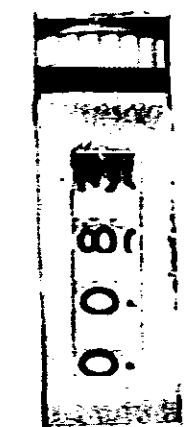
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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, 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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