

Real Estate Mortgage

STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE)

GR: 50
 S.C.
 APR 22 PM '81
 TINSLEY

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THIS MORTGAGE, made this 22nd day of April 19 81 by Daniel D. Foster and Eugenia E. Foster hereinafter called the Mortgagor, in the State aforesaid, Witnesseth:

WHEREAS, the said Mortgagor is truly indebted unto UNITED VIRGINIA MORTGAGE CORPORATION, Richmond, Virginia, hereinafter called the Mortgagee, in the sum of TWENTY TWO THOUSAND TWENTY FIVE DOLLARS (\$22,025.00) Dollars, as evidenced by a promissory note of even date herewith, payable to the order of the Mortgagee in 120 consecutive monthly instalments of Three Hundred Eighty Two Dollars and 79/100 (\$382.79) Dollars each, the first instalment being due June 15 19 81, and the remaining instalments are due on the 15th day of each month thereafter.

NOW, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor in consideration of the said debts and sums of money aforesaid and for the better securing of the payment thereof, and also to secure the payment of any other sums advanced to said Mortgagor under the terms and provisions of this Mortgage as hereinafter set forth, to the said Mortgagee according to the condition of said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor in hand well and truly paid by the said Mortgagee, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, have granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto the said Mortgagee, its successors and assigns, the following described property

ALL that piece, parcel or tract of land situate, lying and being in Greenville County, South Carolina, containing 12.1 acres, and according to plat of property of Elizabeth Cleo W. Gastley made by Campbell and Clarkson, Surveyors, Inc., March 26, 1974, having the following metes and bounds, to-wit:

BEGINNING at a point in the center of McKelvey (Fork Shoals) Road at the joint front corner of Property of Alexander and running thence with the center of said road, S. 58-01 W. 1066 feet; thence leaving said road, crossing iron pin at 25 feet, N. 9-15 E. 1317.7 feet to an iron pin; thence S. 43-15 E. 1010.4 feet to the point of beginning.

Mortgagee's address: Suite 106, Piedmont Center, Greenville, SC, 29615.
 Def: David M. Julian & Mariam D. Julian recorded Nov. 26, 1979. Deed Book 1116 at Page 336.

Grantor Kenneth H. Tinsley & Edith B. Tinsley recorded herewith.

THIS IS A SECOND MORTGAGE, junior in lien to that mortgage from Daniel D. Foster and Eugenia E. Foster to The Federal Land Bank of Columbia, dated April 28, 1981, and recorded that same date in Greenville County REM Volume 1539 at Page 457.

TOGETHER with all the easements, ways, rights, privileges and appurtenances to the same belonging, including, but not limited to, all and singular the improvements and buildings now or hereafter attached to or used in connection with the above described real estate, all of which shall be deemed realty and conveyed by this mortgage and all of the income, rents and profits which may arise or be had from any portion or all of said property

TO HAVE AND TO HOLD the property above described, together with all and singular the rights, privileges, tenements, appurtenances and improvements unto the said Mortgagee, its successors or assigns forever

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