

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RECORDED
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R.M.C.

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

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WHEREAS, I, Gene M. Foster, of Greenville County

(hereinafter referred to as Mortgagor) is well and truly indebted unto Fred Marvin Silvers

(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 Four Thousand, Five Hundred and No/100-----

-----Dollars (\$ 4,500.00) due and payable

in monthly installments of One Hundred Twenty-Five and No/100 (\$125.00) Dollars each, the first monthly installment being due and payable on the 15th day of March, 1981 and the same amount due and payable on the 15th day of each and every month thereafter for 36 months,

(this mortgage bears no interest)

with interest thereon from ----- at the rate of ----- per centum per annum, to be paid:

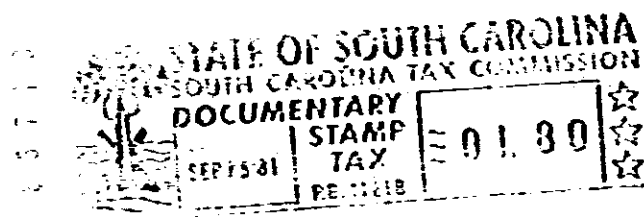
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, Bates Township, on the East Bank of South Saluda River, opposite Phillips Lake and described as follows:

Beginning at an iron pin on the Northwest side of a newly cut road known as Sherwood Drive, and running thence N. 9-0 W. 152 feet, to center of South Saluda River; thence following the meanderings of said River in a Northeasterly direction approximately 90 feet to a point in the center of said River; thence S. 4-30 W. 129 feet to a point on the Northwestern edge of said Road; thence with said Road, S. 81-30 W. 60 feet to the beginning corner.

This is the identical property conveyed to the mortgagor by morggagee by deed of even date to be recorded herewith.



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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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