



MORTGAGE

BOOK 1565 PAGE 655

THIS MORTGAGE is made this 22nd day of February 1982, between the Mortgagor, Richard J. Foster

(herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-one thousand, six hundred, six and 60/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 22, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 15, 1987

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 certain piece, parcel and lot of land with improvements thereon situate, lying and being in the County of Greenville, City of Greenville, State of South Carolina on the northwestern side of Vintage Avenue (formerly Westview Avenue) and being known and designated as Lot #17, Block H, Section 4 of East Highland Estates Subdivision according to a plat prepared by Dalton & Neves Engineers dated January, 1941 and recorded in the RMC Office for Greenville County in Plat Book K at Page 78 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Vintage Avenue (formerly Westview Avenue), at the joint front corner of Lots 16 and 17; thence N. 53-00 W. 193.5 feet to an iron pin on the edge of a ten foot utility alley, at the joint rear corner of Lots 16 and 17; thence along the side of said utility alley, S. 34-13 W. 63.1 feet to an iron pin at the joint rear corner of Lots 17 and 18; thence S. 53-00 E. 190.5 feet to an iron pin at the northwestern side of Vintage Avenue (formerly Westview Avenue); thence with the northwestern side of said street, N. 37-00 E. 63 feet to the point of beginning.

This is the same property conveyed by deed of James H. Cobb to Richard J. Foster dated 12/9/76, recorded 12/10/76, in Volume 1047, at Page 710, in the RMC Office for Greenville County, SC.

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which has the address of 216 Vintage Ave., Greenville, SC 29607 (herein "Property Address");

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".

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Borrower covenants that Borrower is lawfully seized 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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