

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

REC'D
S. C.
APR 13 '82

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, CAROL CLARY SELF W. FOSTER

(hereinafter referred to as Mortgagor) is well and truly indebted unto W. FRANK FOSTER

(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 TWENTY FOUR THOUSAND, FIVE HUNDRED AND No/100----

----- Dollars (\$ 24,500.00) due and payable according to the terms of the note of even date herewith for which this mortgage stands as security. This mortgage is non-interest bearing.

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

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:

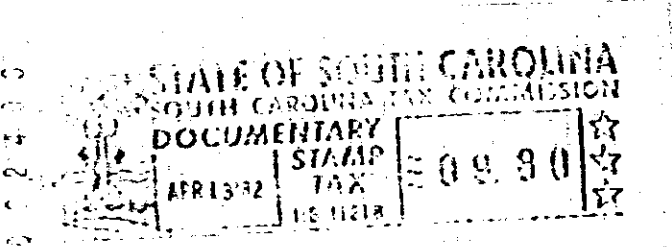
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, in the City of Greenville, lying on the south side of East Mountain View Avenue, and being shown as a portion of Lot 89 and the western one-half of Lot 90 on plat of property known as North Park, made by Dalton & Neves, Engineers, May, 1940, recorded in the RMC Office for Greenville County in Plat Book K at Pages 48 and 49, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of East Mountain View Avenue, in the center of the front line of Lot 90, at lot now or formerly belonging to Louise H. Galway, and running thence with said Galway line and through the center of Lot 90, S. 19-06 W. 168.55 feet to an iron pin in the center of the rear line of Lot 90; thence along the rear line of Lots 80 and 81, N. 68-52 W. 73.13 feet to an iron pin in the rear line of Lot 89; thence along a new line running through Lot 89, N. 19-06 E. 168 feet, more or less, to an iron pin on the south side of East Mountain View Avenue, in the front line of Lot 89, said pin being 14.63 feet east from the joint front corner of Lots 88 and 89; thence with the south side of East Mountain View Avenue, S. 69-10 E. 73.12 feet to the beginning corner.

This is the same property conveyed to the mortgagor herein by the mortgagee herein, by deed dated and recorded simultaneously herewith.

This is a purchase money mortgage.



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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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