

MORTGAGEE ADDRESS: Rt 3 Chick Springs Rd
Taylor, S.C. 29687

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
FILED
APR 25 3 23 PM '83
DONNIE S. JAMESLEY
R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 1603 PAGE 567

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, FOSTER REAL ESTATE, a South Carolina Partnership

(hereinafter referred to as Mortgagor) is well and truly indebted unto ANDREW WILSON DANEVICIUS

(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 FOURTEEN THOUSAND TWO HUNDRED AND no/100----- Dollars (\$ 14,200.00) due and payable

In 240 consecutive monthly installments in the amount of One Hundred Fifty Six and 35/100(\$156.35) commencing on the First day of May, 1983, and continuing in like manner until said principal, together with all accrued interest shall be paid in full; which, in any event shall be on or before April 1, 2003.

with interest thereon from date at the rate of TWELVE per centum per annum, to be paid: Monthly as hereinabove stated

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, lying and being on the northwestern side of Best Drive (Formerly known as Springfield St.) and on the western side of Best Drive (Formerly known as Lark Ave.) being shown as a portion of Lot No. 48 of the Estate of J. Riley Yown, recorded in the RMC Office for Greenville County in Plat Book J at Pages 258 and 259, and being shown as Lot No. 48-A on a Plat of the Property of William A. Hammond, made by C. O. Riddle, Surveyor, dated July 15, 1971, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Best Drive (Springfield St) at the corner of Lot No. 48-B and running thence along the line of said property, N. 30-35 W. 105 feet to an iron pin; thence along the line of Lot No. 47, N. 60-00 E. 95 feet to an iron pin on Best Drive (Lark Ave); thence along the western side of said street, S. 30-35 E. 105 feet to a point; thence along the northwestern side of Best Drive (Springfield St.) S. 60-00 W. 94 feet to the point of Beginning.

This being the same property conveyed to Mortgagor herein by deed of Andrew Wilson Danevicius, dated April 22, 1983, and recorded in the RMC Office for Greenville County of even date herewith.

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STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
TAX
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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 of all 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 such 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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