

FILED
GREENVILLE CO. S.C.

MORTGAGE

MAR 9 3 14 PM '84

~~THIS MORTGAGE~~ was made this 2nd day of March 19. 84., between the Mortgagor, Clinton Foster and Ruth Ann Smith Foster (herein "Borrower"), and the Mortgagee, WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 206 South Main Street, Woodruff, S. C. 29388 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Two Hundred and no/100 (\$4,200.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 2, 1984 (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 1, 1988;

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 piece, parcel or lot of land lying, being and situate in Chick Springs Township, County and State aforesaid, about one mile North of the town of Taylors, near Lincoln School, on the Southeast side of Lincoln School Circle and being known and designated as Lot No. Fourteen (14) in Block 1 of the Mrs. Lily M. Loftis (also known as Mrs. C. B. Loftis) property as shown on plat prepared by Terry T. Dill, Surveyor, dated Aug. 8, 1955 and which plat has been recorded in the R. M. C. Office for said County in Plat Book WW, page 53. This being the same property conveyed to mortgagors herein by Lily M. Loftis by deed recorded in said office in Deed Book 656, page 503. Also see deed of Lily M. Loftis to mortgagors herein dated Dec. 16, 1960, which deed has been recorded in said office on March 29, 1961 in Deed Book 670, page 542. For a more particular description see the aforesaid plat.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
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FE-11213

which has the address of Rt. 3, Lincoln Cr. Taylors,
[Street] [City]
S. C. 29687 (herein "Property Address");
[State and Zip Code]

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".

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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