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GREENVILLE CO. S.C.

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SEP 25 9 44 AM '84

DONNIE G. WATERSLEY
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STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, DANIEL D. FOSTER and EUGENIA E. FOSTER

in the State aforesaid, hereinafter called the Mortgagor, sends greetings.

As used herein the word "Mortgagor" shall mean the maker of this mortgage and shall include one or more persons, partnerships or corporations as the context may require, and the word "Association" shall mean the Security Federal Savings and Loan Association of South Carolina, Greenville, S.C.

WHEREAS, the Mortgagor is well and truly indebted unto Security Federal Savings and Loan Association of South Carolina, a corporation chartered under the laws of the United States, as evidenced by Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Twenty One Thousand, Eight Hundred and No/100---- (\$ 21,800.00) Dollars, with interest from date at the rate therein provided, until paid, said principal and interest to be paid in monthly installments and applied as therein provided, the last of which shall be due and payable on the 1st day of October, 19 94; which note further provides, among other things, that upon failure of the Mortgagor to abide by the By-Laws, rules or regulations of the Association or any of the covenants herein contained, or upon default in payment of any installment the Association may, at its option, declare the full amount due thereunder immediately due and payable, together with a reasonable sum as an attorney's fee if placed in the hands of an attorney, and this mortgage enforced for payment thereof; and,

WHEREAS, this mortgage is given to secure the principal indebtedness as hereinabove set forth, as evidenced by said promissory note, together with any advances necessary for the protection of the security, interest on said principal and advances, costs and attorney's fees.

NOW, KNOW ALL MEN BY THESE PRESENTS, That the said Mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Security Federal Savings and Loan Association of South Carolina, according to the terms of the said note, and also, in consideration of the further sum of Three (\$3.00) Dollars to the said Mortgagor in hand well and truly paid by the said Security Federal Savings and Loan Association of South Carolina, 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 said Security Federal Savings and Loan Association of South Carolina, its successors and assigns:

ALL that piece, parcel or tract of land situate, lying and being in Greenville County, South Carolina, containing 12.1 acres, and according to plat of property of Elizabeth Cleo W. Gastley made by Campbell and Clarkson Surveyors, Inc., March 26, 1974, having the following metes and bounds, to-wit:

BEGINNING at a point in the center of McKelvey (Fork Shoals) Road, at the joint front corner of Property of Alexander and running thence with the center of said road, S. 58-01 W. 1066 feet; thence leaving said road, crossing iron pin at 25 feet, N. 9-15 E. 1317.7 feet to iron pin; thence S. 43-15 E. 1010.4 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Kenneth H. Tinsley and Edith B. Tinsley, dated April 28, 1981, and recorded in Greenville County Deed Book 1147 at Page 71.

This is a second mortgage, junior in lien to that mortgage executed by Daniel D. Foster and Eugenia E. Foster to The Federal Land Bank of Columbia, dated April 28, 1981 and recorded in Greenville County REM Volume 1539 at Page 457.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
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