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MORTGAGE OF REAL ESTATE - Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, SC

DEC 14 12 40 PM '84

Mortgagee's address:

Post Office Box 485
Travelers Rest, SC 29690

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) MORTGAGE

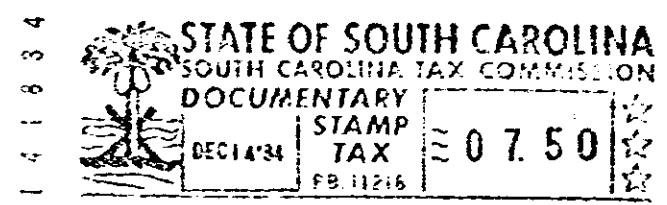
TO ALL WHOM THESE PRESENTS MAY CONCERN: JAMES E. FOSTER, JR. AND SUSAN H. FOSTER

(hereinafter referred to as Mortgagor) SEND(s) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto BANK OF TRAVELERS REST

(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-five thousand and no/100ths (\$25,000.00)---DOLLARS, with interest thereon from date at the rate of ** per centum per annum, said principal and interest to be paid as follows: as set forth in note of even date

** .75% above bank's prime rate



All interest not paid when due to bear interest at the same rate as the principal. After the date of maturity, all unpaid principal and interest shall bear interest at the same rate set forth above; and

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 payment of taxes, insurance premiums, public assessments, repairs, or for other purposes necessary to protect the security of this mortgage and insure the performance of the covenants and agreements of the Mortgagor contained herein,

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 or become indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors, heirs and assigns forever, the following described property:

ALL that certain piece, parcel and lot of land with all improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, near the City of Greenville, on the northwesterly side of Lake Fairfield Drive, and being known and designated as Lot No. 15 according to a plat of Lake Forest, Section I, which plat is recorded in the RMC Office for Greenville County, South Carolina in Plat Book CG at Page 17, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northwesterly side of Lake Fairfield Drive at the joint front corner of Lots 15 and 16; and running thence N 44-46 W, 183 feet to an iron pin; joint rear corner of Lots 15 and 16; thence S 30-21 W, 100 feet to an iron pin, joint rear corner of Lots 14 and 15; thence S 36-46 E, 216.8 feet to an iron pin on the northwesterly side of Lake Fairfield Drive, joint front corner of Lots 14 and 15; thence along the northwesterly side of said Drive, N 85-16 E, 115 feet to an iron pin at the point of beginning.

DERIVATION: Deed of William C. Smith and Priscilla A. Smith recorded April 20, 1978 in Deed Book 1077 at Page 440 in the Greenville County RMC Office.

This mortgage is junior and secondary in lien to that certain mortgage of James E. Foster, Jr., et ux. to Fidelity Federal S&L recorded in Mortgage Book 1429 at Page 399 on April 20, 1978.

Together with all and singular the improvements thereon or hereafter constructed thereon, all rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such improvements, fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

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