

LENDER **FILED** **GREENVILLE** **CO. S. C.** **MORTGAGE** **85** **1409** **BOOK 1587** **PAGE 742**  
**LANDMARK FINANCE CORPORATION OF SOUTH CAROLINA** **120 SW Main Street, Simpsonville, S. C. 29681**  
**Dec 1 2 21 PM '82**

ACCOUNT NO <b>31830-0</b>	DATE <b>02-21-82</b>	PRICED ACCOUNT NO <b>336916</b>	CO BORROWER <b>JACQUELYN</b>	LOAN DATE <b>11-26-82</b>	TOTAL OF PAYMENTS <b>8580.00</b>
BORROWERS AND PRINCIPAL RESIDENCE ADDRESS <b>MANOE FOSTER, JR.</b> <b>101 BURLINGTON AVENUE</b> <b>GREENVILLE, S. C. 29651</b>			ANNUAL PERCENTAGE RATE <b>21.99</b>	AMOUNT FINANCED <b>5177.65</b>	PRINCIPAL PAYMENT DUE DATE <b>12-2-87</b>

THIS MORTGAGE made and entered into the day and year written on the reverse side hereof by the Borrowers named above, herein called Mortgagors, to LANDMARK FINANCE CORPORATION OF SOUTH CAROLINA herein called Mortgagee, the owner and holder of the Promissory Note referred to below.

WITNESSETH: THAT WHEREAS the Mortgagors are justly indebted to the Mortgagee for money loaned as evidenced by their Promissory Note of even date herewith executed and delivered by the Mortgagors to the Mortgagee in the amount of the Total of Payments stated above, which includes interest and charges as provided in said note.

AND WHEREAS, the Mortgagors desire to secure the payment of said debt and Note, and any renewals or extensions thereof, and the undertakings prescribed in this Mortgage by the conveyance of the premises hereinafter described.

THEREFORE, in consideration of the foregoing and other good and valuable considerations, Mortgagors hereby give, grant, bargain, sell, assign and convey to Mortgagee, its successors and assigns, the following described real estate, together with all present and future improvements thereon, in South Carolina, County of Greenville to wit:

**200**  
**ALL that piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, known and designated as Lot No. 49 shown on a plat of the subdivision of Westminster Village Sec II recorded in the REC Office for Greenville County in plat book 5-P page 93.**

This is the same property conveyed to Manoe Foster, Jr. and Jacqueline Foster, his wife by Westminster Company, Inc. by deed dated December 26, 1980 and recorded in the REC Office for Greenville County in Deed Book 1139 at Page 754 on December 30, 1980.

**PAID AND SATISFIED IN FULL THIS 10th day of August, 1984**  
**LANDMARK FINANCE CORPORATION**  
**LANDMARK FINANCIAL SERVICES OF S. C., INC.**  
**BY William H. Hill MANAGER** **WITNESS Betty L. Nichols Per Check**

**WITNESS Michael D. Miller**

**SEP 5 1984**  
**FILED**  
**GREENVILLE, S. C.**  
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**7423**

TO HAVE AND TO HOLD the said land and premises, including all houses, buildings, improvements and fixtures thereon, with all rights, privileges and appurtenances thereunto belonging or appertaining to Mortgagee, its successors and assigns, in fee simple forever, upon the trusts and for the uses and purposes hereinafter set out, and the Mortgagors covenant with the Mortgagee that Mortgagors are seized of, and have the right to convey the premises in fee simple; that the premises are free and clear of all encumbrances, except a prior mortgage or such encumbrances as are set forth hereinabove; and that Mortgagors will warrant and defend the title to the premises against the lawful claims of all persons whomsoever. In the event of any default in the performance of any of the obligations of said prior encumbrances, the Mortgagee or assigns may make any payments or perform any acts necessary to relieve said default, and the cost thereof shall be added to the indebtedness hereby secured. Any such default in said prior encumbrances may at the option of the Mortgagee or assigns, be deemed a default under this instrument. Mortgagors herein hereby assign and transfer unto Mortgagee, its successors and assigns, all surplus funds which may come or be in the hands of the holder of any of said prior encumbrances upon foreclosure of the same, hereby directing that the same be forthwith paid over to Mortgagee or assigns upon the debt hereby secured.

THIS MORTGAGE also secures all future advances in the form of any renewal or refinancing of the aforesaid Promissory Note, which may from time to time be made by the Mortgagee to the Mortgagors; provided, however, that the making of any such future advances shall be at the sole option and discretion of the Mortgagee and upon such terms and conditions as it shall determine.