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OLLIE FARNSWORTH
R. M. C.

BOOK 1133 PAGE 62

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

B. Jack Foster and
Louise Quillen Foster

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

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of

Twenty Thousand and no/100----- DOLLARS
(\$ 20,000.00), with interest thereon at the rate of -8- per cent per annum as evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter modified by mutual agreement, in writing, the final maturity of which is 8 years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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, on the northern side of East Washington Road, near the intersection of Laurens Road in the City of Greenville, being the southern portion of lots 69 and 70, Block F, on plat of East Park, recorded in Plat Book A at page 383 and according to a survey by Pickell and Pickell, dated July 21, 1947 having the following metes and bounds:

BEGINNING AT a point on the northern side of East Washington Road and the southeastern corner of lot 83 and running thence N. 48-39 W. 41 feet with the line of lot 83 to an iron pin; thence with line of lot 71, N. 21-15 E. 39 feet to an iron pin; thence through lot 70, S. 68-30 E. 45 feet to an iron pin; thence through Lots 70 and 69, S. 63-37 E. 34 feet to an iron pin on the northern side of East Washington Road; thence with East Washington Road S. 60-25 W. 63 feet to the point of beginning, said premises being the same conveyed to B. Jack Foster by deed recorded in Deed Book 381 at page 42.

ALSO, all that other certain lot of land in Greenville County, South Carolina, being known and designated as a portion of lot 70 of Block F of plat recorded in Plat Book A at page 383 and being more particularly described as follows:

BEGINNING at an X on concrete wall on the southern side of Laurens Road, joint corner of lots 70 and 71 and running thence with line of said lots, S. 21-15 W. 158 feet to a pin at the corner of above described lot; thence S. 68-30 E. 45 feet to pin; thence through a frame garage which is a joint garage common to this lot and to lot 69, S. 22-20 E. 158 feet to an X on concrete wall on the western side of Laurens Road; thence with the western side of Laurens Road, N. 88-30 W. 48 feet to beginning and being the same property conveyed to Louise Quillen Foster by Deed Book 448 at page 39. Together with all and singular the 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, and 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 fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.