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GREENVILLE CO. S.C.  
Nov 26 9 06 AM '84  
MERSLEY

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## MORTGAGE

THIS MORTGAGE is made this 21st day of November,  
19 84, between the Mortgagor, Ned A. Foster

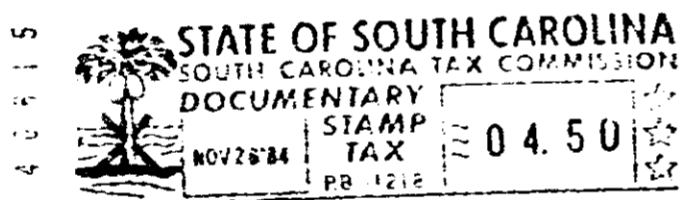
, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifteen Thousand and  
No/100-----(\$15,000.00)-----Dollars, which indebtedness is evidenced by Borrower's  
note dated November 21, 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 as stated in Note.

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 situate, lying and being in Greenville County, South Carolina, being shown as Lot No. 385, Section 2, on plat of property designated Subdivision for Abney Mills, Brandon Plant, Greenville, South Carolina; and according to said plat recorded in Plat Book QQ at Pages 56 and 59 metes and bounds as shown thereon.

This being the same property acquired by the Mortgagor by deed of Samuel R. Pierce, Jr., Secretary of Housing and Urban Development as recorded in the RMC Office for Greenville in Deed Book 1227 at Page 102 on November 26, 1984.



which has the address of 5 Perrin Street, Greenville (City)

South Carolina (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 seised 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.