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GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

APR 5 3 45 PM '76
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, --Larry Robert Bell--

(hereinafter referred to as Mortgagor) is well and truly indebted unto Paul W. Foster and Beanie B. Foster--

(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-Two Thousand and No/100-- Dollars \$ 22,000.00
due and payable on April 1, 1996 and repayable in equal monthly installments of One Hundred Eighty-Four and 02/100 (\$184.02) Dollars commencing on the first day of May, 1976 and an equivalent amount on the first day of each consecutive month thereafter until the balance due hereunder shall have been paid in full with power in the maker hereof to anticipate and pay off any balance due hereunder at any time prior to maturity hereof without penalty with interest thereon from April 1, 1976 at the rate of eight (8%) per centum per annum, to be paid: monthly allocated first to interest and then to principal

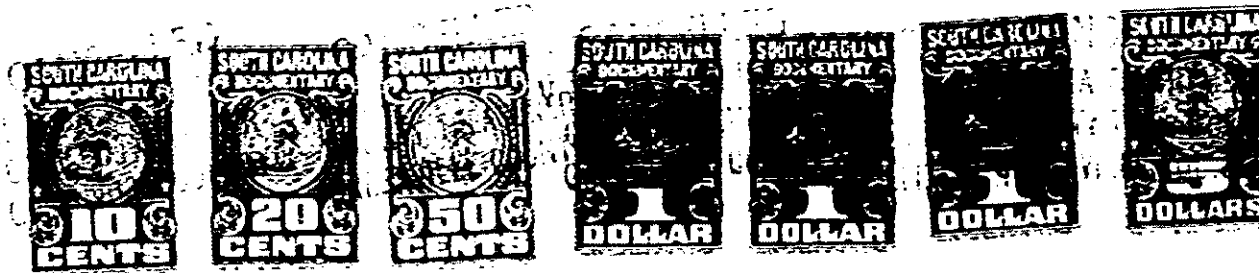
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, as is more fully shown on a plat entitled "Property of Paul W. Foster" prepared by Webb Surveying & Mapping Company, dated February 13, 1969 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of North Parker Road at the corner of property of J. L. Barrow, which iron pin is located 161.8 feet from the intersection of North Parker Road and View Mont Drive, and running thence with the line of property of J. L. Barrow, N. 74-00 W. 431.5 feet to an iron pin; running thence S. 29-46 W. 343.7 feet to an iron pin; running thence S. 63-33 E. 339.6 feet to an iron pin in the center of North Parker Road; and running thence with the center of North Parker Road, N. 40-28 E. 431.6 feet to the point of beginning, containing 3.27 acres, more or less.

5.8.80



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner: it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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