

FILED
GREENVILLE CO. S.C.
MAR 23 4 05 PM '77
MORTGAGE

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, TRUMAN P. 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 TWO THOUSAND THREE HUNDRED AND NO/100-----DOLLARS

(\$2,300.00), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is three (3) 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

BY U.S.

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, Austin Township, located on Ridge Road as shown on a Plat of Lot cut from the O.C. Ferguson Property for Truman Foster and Louise Foster dated May 17, 1965, by H.C. Clarkson, Jr., SCRLS No. 2589 as noted in Plat Book BBB at page 89-C, Office of the RMC for Greenville County with improvement thereon being more particularly described as follows:

BEGINNING at a point in the center of Ridge Road and running South 57-48 West, 230.1 feet more or less to an iron pin; thence North 51-07 West, 50 feet to an iron pin in a sketched road or proposed road; thence North 37-50 West 400 feet to a point in Ridge Road as shown on the Plat; thence along the center of Ridge Road South 2-59 West, 225 feet to the point of BEGINNING.

This property is subject to any existing easements, rights-of-way, restrictions or zoning ordinances that may appear of record, on the recorded plat(s) or on the premises.

This being the same property conveyed to Truman P. Foster and Louise Foster by deed of O.C. Ferguson dated May 25, 1965 and recorded in the Greenville County RMC Office in Deed Book 774, at page 135. Louise Foster died intestate on February 27, 1977 and left as her only heirs Truman P. Foster, Don P. Foster, Carl E. Foster and Mamie L. Harley, said estate filed with the Probate Court of Greenville County on March 14, 1977. By deed of even date to be recorded herewith Don P. Foster, Carl E. Foster and Mamie L. Harley conveyed all their right, title and interest in subject property to Truman P. Foster.

Fidelity Federal Savings & Loan Association
P.O. Box 1268
Greenville, South Carolina 29602

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.

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