

Mortgagee's address: 117 Manly St., Greenville, S.C. 29601

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED

S.C.

MORTGAGE OF REAL ESTATE

BOOK: 1496 165

FEB 22 10 49 AM '80 TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNA W. WARDERSLEY
R.M.C.

WHEREAS, Paul P. Ward, Jr. and Emily J. Ward

(hereinafter referred to as Mortgagor) is well and truly indebted unto Richard J. 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 **Fifty-Six Thousand Five Hundred and No/100** Dollars (\$56,500.00) due and payable

as per the terms of the note dated February 20, 1980

with interest thereon from date at the rate of **10%** per centum per annum, to be paid: **monthly**

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**

ALL that piece, parcel or lot of land with the buildings and improvements thereon, situate on the Western side of Partridge Lane, in the City of Greenville, in Greenville County, South Carolina, being known and designated as Lot No. 20 on plat of Property of E. D. Sloan, prepared by Dalton & Neves, Engineers, dated June, 1955 (with addition made August, 1956) and recorded in the RMC Office for Greenville County, S.C. in Plat Book EE at Page 135, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Western side of Partridge Lane at the joint front corner of Lots 20 and 21, and running thence along the joint line of said lots, N. 86-06 W. 200.7 feet to an iron pin in the rear line of Lot 19; thence turning and running along a portion of the rear line of Lot 19, S. 6-11 W. 100.1 feet to an iron pin on the North side of Partridge Lane; thence along the North side of Partridge Lane, S. 80-32 E. 175 feet to an iron pin; thence along the curve of Partridge Lane, the chord of which is N. 53-04 E. 34.5 feet to a monument on the Western side of Partridge Lane; thence along the Western side of Partridge Lane, N. 6-11 E. 95.9 feet to the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Richard J. Foster as recorded in Deed Book 1120 at Page 950 in the RMC Office for Greenville County, S.C., on February 22, 1980.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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.

RECORDED FEB 22 1980

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