

State of South Carolina,

COUNTY OF GREENVILLE

To all Whom These Presents May Concern:

We, Frank Foster and Frances Foster

SEND GREETING:

Whereas, We the said Frank Foster and Frances Foster

in and by our certain Promissory note in writing, of even date with these presents, are well and truly indebted to Bank of Travelers Rest, Travelers Rest, S. C.

in the full and just sum of Thirteen Hundred Fifty and No/100 (\$1350.00) Dollars, to be paid in monthly installments of \$40.00 each on the 19th day of each month hereafter until paid in full

with interest thereon from date at the rate of Six (6%) per cent. per annum, to be computed and paid annually

until paid in full; all interest not paid when due to bear interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, then the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; said note further providing for an attorney's fee of ten (10%) per cent. of the amount due thereon, besides all costs and expenses of collection, to be added to the amount due on said note and to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by the said note, reference being thereunto had, will more fully appear.

NOW, KNOW ALL MEN, That the said Mortgagor in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to the said Mortgagor in hand well and truly paid by the said Mortgagee, at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain and release unto the said Mortgagee, and its successors Heirs and Assigns forever, all and singular that certain piece, parcel, lot or tract of land situate, lying and being in Bates Township, Greenville County, State aforesaid, known as a part of the land conveyed to me by deed from H. A. Gruder,

BEGINNING on iron pin on the Marietta and Pickens Road, adjoining lands of William Stroud and Gwendalyn Foster. Beginning on iron pin on the East side of the Marietta and Pickens Road, thence running N. 78 E. 7.40 chains to iron pin; thence N. 70 1/2 W. 7.40 chains to iron pin on the Marietta and Pickens Road; thence with said Road, S. 3 1/2 W. 4.00 to the beginning corner and contains 1 1/2 acres, more or less. Being the same premises conveyed to the mortgagors by Mattie H. Foster by deed recorded in Volume 307 at Page 114.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining. TO HAVE AND TO HOLD all and singular the said Premises unto the said Mortgagee and its successors Heirs and Assigns forever. And we do hereby bind ourselves, our Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto said Mortgagee and its successors Heirs and Assigns, from and against us and our Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim same or any part thereof.

Witness: R. Spearman James B. Morgan

Paid & Satisfied in Full this Feb. 13, 1951 Bank of Travelers Rest. By M.A. Sams, Jr.

RECORDED AND INDEXED OF RECORDS FOR GREENVILLE COUNTY FEB 14 1951 8:41 O'CLOCK A.M.