

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

BOOK 1020 PAGE 229

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Paul J. Foster, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. W. Hicks

(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 THREE THOUSAND AND NO/100THS- - - - - Dollars (\$ 3,000.00) due and payable

\$1,000.00 annually with the first annual payment to become due one (1) year from the date hereof and the remaining annual payments to be due the 20th day of each year thereafter

with interest thereon from date at the rate of six per centum per annum, to be paid: annually

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, within the corporate limits of the City of Greenville and being described as follows:

BEGINNING at a point on the northern side of Frank Street, approximately 100 feet west of Pinckney Street, at the corner of property now or formerly belonging to Mrs. A. H. Whitmire and running thence west with Frank Street 97 feet, more or less, to the corner of property now or formerly belonging to W. B. Boggess; thence in a northerly direction parallel with Pinckney Street 220 feet, more or less, to property now or formerly belonging to A. H. Gregory; thence with the line of Gregory's lot and property now or formerly belonging to W. H. Brown in an easterly direction 97 feet, more or less, to property now or formerly belonging to H. P. Copeland; thence with line of Copeland and Whitmire in a southerly direction parallel with Pinckney Street 220 feet to the beginning corner.

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.

The Debt hereby secured paid
in full this 31st day of
July, 1968

J. W. Hicks

Witness: S. Maurice Ashmore
Michael A. Brown

SEARCHED AND CANCELLED OF RECORD

31st DAY OF July 1968

Ollie Garnswold
R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 5:20 O'CLOCK P. M. NO. 2686