

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Richard J. Foster

(hereinafter referred to as Mortgagor) is well and truly indebted unto Peoples National Bank

(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 Thirty Thousand and No/100

----- Dollars (\$ 30,000.00) due and payable
\$1,500.00 on the 1st day of April, 1969 and \$1,500.00 on the first day of each month thereafter. Payment to be applied first to interest then the principle with the balance of the loan being paid with the 12th. payment.

with interest thereon from date at the rate of 7% 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 on the northeast side of Boxwood Lane, in the City of Greenville, and being shown and designated as Lot No. 20 on plat of Boxwood Manor, prepared by Dalton & Neves, Engineers, dated October, 1952, and recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book "BB", at Page 85, and having according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the northeast side of Boxwood Lane at the joint front corner of Lots 20 and 21 and running thence along the line of Lot No. 21 N. 60-52 E. 202.5 feet to an iron pin on the southwest side of Hemlock Drive; thence along the southwest side of Hemlock Drive S. 26-50 E. 61.9 feet to an iron pin; thence continuing along the southwest side of Hemlock Drive, S. 29-08 E. 38.2 feet to an iron pin at the joint rear corner of Lots 19 and 20; thence along the line of Lot 20 S. 60-52 W. 200 feet to an iron pin on the northeast side of Boxwood Lane; thence along the northeast side of Boxwood Lane N: 29-08 W. 100 feet to the beginning corner.

Together with all and singular rights, members, herditaments, 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.

Paid and Satisfied in Full this
the 9 day of March 19 70

THE PEOPLES NATIONAL BANK
Greenville, South Carolina

Marshall C. Pickens *asst.*
Pres. Cashier

Witness Janet P. Copeland

Bob Graydon

SATISFIED AND CANCELLED OF RECORD

13 DAY OF Mar 19 70

Ollie Farnsworth

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

AT 2:21 O'CLOCK P. M. NO. 19989