

SEP 16 2 14 PM '77

BOOK 1410 PAGE 125

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DOMNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Paul B. Haines

hereinafter referred to as Mortgagor) is well and truly indebted unto B. Jack Foster and Louise Quillen 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-FIVE THOUSAND AND NO/100 - - - - - Dollars \$ 55,000.00 due and payable

\$696.72 per month, commencing on September 20, 1977 and continuing at the rate of \$696.72 per month until paid in full, with each payment applied first to payment of interest and balance to principal,

with interest thereon from date at the rate of 9% 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:

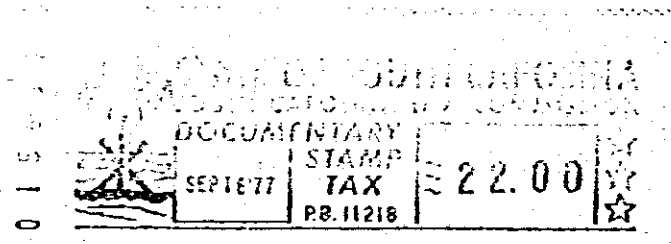
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, City of Greenville, on north side of East Washington Road near its intersection with Laurens Road, being southern portions of Lots 69 and 70 on plat of East Park made by W. A. Adams, Surveyor, 1910, and according to plat of survey made by Pickell & Pickell, Engineers, July 21, 1947, having the following metes and bounds, to wit:

BEGINNING at point on northern side of East Washington Road right of way at southeastern corner of Lot 83, I.N., of said Adams Plat and running thence N. 48-39 W. 41 feet along line of said Lot 83 to point, I.N.; thence N. 21-15 E. 39 feet along line of Lot 71 to point I.N.; thence S. 68-30 E. 45 feet along line of northern portion of Lot 70 to point I.N.; thence S. 63-37 E. 34 feet along line of northern portion of Lot 70 and also along line of northern portion of Lot 69 to point I.N. on northern side of East Washington Road right of way, which point is 206 feet more or less southwestward from Laurens Road; thence S. 60-25 W. 63 feet along northern side of said East Washington Road right of way to point of beginning.

ALSO: ALL that piece, parcel or lot of land with all improvements thereon situate in Greenville Township, Greenville County, State of South Carolina, in City of Greenville, being known and designated as portion of Lot 70 and situate on south side of Laurens Road in Block F of East Park as shown on plat recorded in Plat Book A, page 383, being more particularly described according to Survey and Plat by Pickell & Pickell, Engineers, July 15, 1947, as follows:

BEGINNING at X on concrete wall on south side of Laurens Road, joint front corner of Lots 70 and 71, thence with line of said lots S. 21-15 W. 158 feet to iron pin; thence S. 68-30 E. 45 feet to iron pin; thence running through frame garage which garage is joint garage common to this lot and Lot 69 N. 22-20 E. 158 feet to X in driveway on south side of Laurens Road, the last mentioned point being 152 feet west of Washington Road; thence with Laurens Road N. 68-30 W. 48 feet to beginning.

This being the same property conveyed to the Mortgagor herein by deeds of B. Jack Foster and Louise Quillen Foster of even date and recorded simultaneously with this mortgage.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all 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.

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