

OCT 23 12 09 PM '77 **MORTGAGE**

DONNIE S. TANKERSLEY
R.M.C.

LEATHERWOOD, WALKER, TODD & MANI

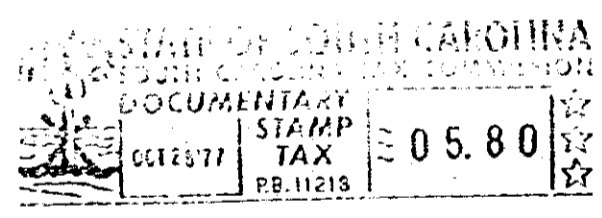
THIS MORTGAGE is made this 27th day of October 1977, between the Mortgagor, Joseph H. Foster and Virginia M. Foster (herein "Borrower"), and the Mortgagee, TRAVELERS REST FEDERAL SAVINGS & LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 23 S. Main St., P. O. Box 455, Travelers Rest, S. C. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fourteen Thousand Five Hundred and No/100ths (\$14,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 27, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 1997.

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

All that piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, being shown as Lot No. 173 on plat of Super Highway Homesites, plat of which is recorded in Plat Book P at Pages 52-53, and according to said plat having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwest side of Meridian Avenue at joint corner of Lots Nos. 173 and 174 and running thence N. 44-02 W. 168.8 feet to an iron pin at the southeast corner of Warehouse Court; thence with Warehouse Court, S. 59-54 W. 85 feet; thence S. 42-10 E. 192.6 feet to an iron pin on Meridian Avenue; thence with Meridian Avenue, N. 42-48 E. 78 feet to the point of beginning; being the same property conveyed to the mortgagors herein by deed recorded April 16, 1971 in the RMC Office for Greenville County, South Carolina in Deed Book 913, Page 61, from Maggie G. Batson, et al.



which has the address of 401 Meridian Avenue, Taylors, South Carolina (Street) (City) (herein "Property Address"); (State and Zip Code)

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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