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GREENVILLE CO. S. C.

MAY 17 3 35 PM '79

DONNIE S. TANKERSLEY  
R.M.C.  
STATE OF SOUTH CAROLINA,  
COUNTY OF Greenville

**MORTGAGE**  
WITH DEFERRED INTEREST AND  
INCREASING MONTHLY INSTALLMENTS.

va 1460 - 133

This form is used in connection  
with mortgages insured under the  
new to four-family provisions of  
the National Housing Act.

461:161723-270 Plan III

TO ALL WHOM THESE PRESENTS MAY CONCERN: WE, JAMES C. FOSTER, III & DEDRA FOSTER

Travelers Rest, South Carolina

of  
, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto PANSTONE MORTGAGE SERVICE, INC.

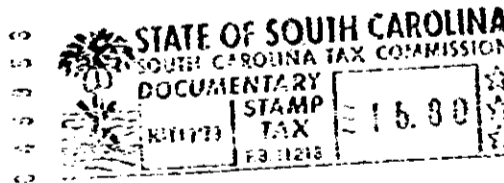
organized and existing under the laws of Georgia, a corporation  
called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by  
reference, in the principal sum of THIRTY NINE THOUSAND FIVE HUNDRED Dollars (\$ 39,500.00 ),  
hereinafter

with interest from date at the rate of ten per centum ( 10 % )  
per annum until paid, said principal and interest being payable at the office of Panstone Mortgage Company, Inc.  
PO Box 87269 in College Park, Georgia 30337  
or at such other place as the holder of the note may designate in writing, in monthly installments according to the  
schedule attached to said note  
commencing on the first day of JULY, 19 79, and on the first day of each month thereafter until the prin-  
cipal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable  
on the first day of JUNE 2009. DEFERRAL OF INTEREST MAY INCREASE THE PRINCIPAL BALANCE TO  
\$41,682.94.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof  
to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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, bar-  
gained, sold, and released, and by these presents does grant, bargain, sell, and release unto the Mortgagee, its successors and assigns,  
the following-described real estate situated 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, known and designated as Lot No. 16 on plat of George L. Coleman, Jr.  
Property recorded in the RMC Office for Greenville County in Plat Book 6 W page 62.

This is the same lot conveyed to mortgagor by Hester Builders, Inc. by deed of even  
date herewith.



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Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and equipment now or hereafter attached to or used in connection with the real estate herein described.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has  
good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encum-  
brances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee  
forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

1. That he will promptly pay the principal of an interest on the indebtedness evidenced by the said note, at the times and in the  
manner herein provided. Privilege is reserved to pay the debt in whole, or in an amount equal to one or more monthly payments on  
the principal that are next due on the note, on the first day of any month prior to maturity; provided, however, that written notice  
of an intention to exercise such privilege is given at least thirty (30) days prior to prepayment.

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