

FILED  
GREENVILLE CO. S. C.

**MORTGAGE**

1312 910

AUG 27 4 15 PM '80

THIS MORTGAGE Lender made this, 27th day of August 1980, between the Mortgagor, Chester A. Foster and Juanita M. Foster (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

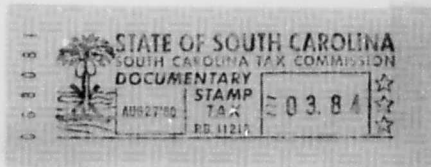
WHEREAS, Borrower is indebted to Lender in the principal sum of Nine Thousand Six Hundred and No/100ths Dollars, which indebtedness is evidenced by Borrower's note dated August 27, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 2000.

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 certain piece, parcel or lot of land located in the County of Greenville, State of South Carolina, being known and designated as Lot No. 29 on plat of Louise Earle and India E. Pepper Property, said plat being recorded in the R.M.C. Office for Greenville County in Deed Book 821, at Page 22 and having, according to a more recent plat entitled "Property of Chester A. Foster and Juanita M. Foster" prepared by Freeland & Associates, dated August 12, 1980, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern edge of Wilbanks Street at the joint front corner of Lots 30 and 29 and running thence with the line of Lot 30, N. 10-15 W. 200 feet to an iron pin; thence N. 79-45 E. 74.5 feet to an iron pin at the joint rear corner of Lots 3 and 29; thence with the line of Lot 3, S. 10-15 E. 200 feet to an iron pin on the northern edge of Wilbanks Street; thence with Wilbanks Street, S. 79-45 W. 74.5 feet to an iron pin, the point of beginning.

Being the same property conveyed to the Mortgagors herein by deed of Geneva E. Arrowood, dated May 31, 1967 and recorded in the R.M.C. Office for Greenville County in Deed Book 821 at Page 22.



which has the address of 206 Wilbanks Street Greenville, S. C. 29611 (herein "Property Address");

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 claim, 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.