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## MORTGAGE

THIS MORTGAGE is made this 23rd day of September, 1983, between the Mortgagor, Roger D. Foster and Pamela L. Foster, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-two Thousand, Seven Hundred Fifty (\$42,750.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 23, 1983, (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, 2013.....;

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 in Butler Township, Greenville County, State of South Carolina, about 11 miles from the City of Greenville on the west side of the road from Simpsonville to Batesville (formerly Old Augusta Road) now known as Roper Mountain Road, being shown on plat prepared by Freeland and Associates dated September 22, 1983, said plat being recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 108, Page 6, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the eastern side of Roper Mountain Road approximately 247.4 feet from the intersection of Roper Mountain Road and Sand Hill Road and running thence S 17-50 W 207 feet to an iron pin; thence N 72-10 W 105 feet to an iron pin; thence N 17-50 E 207 feet to an iron pin on Roper Mountain Road; thence along Roper Mountain Road S 72-10 E 105 feet to an iron pin beint the point of beginning.

ALSO: The water rights from property located across Roper Mountain Road said rights being described in deed recorded in the RMC Office for Greenville County, South Carolina in Deed Book 675, Page 131.

DERIVATION: This being the same property conveyed to Mortgagors herein by deed of James D. Brown, Jr. and Myra E. Brown as recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1197, Page 94, on September 26, 1983.

which has the address of Route 5, Roper Mountain Road Simpsonville,  
(Street) (City)  
South Carolina 29681 (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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