

Mortgagee's address: 117 Manly St., Greenville, S.C. 29601

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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MORTGAGE OF REAL ESTATE

BOOKS 1496 165

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DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, Paul P. Ward, Jr. and Emily J. Ward

(hereinafter referred to as Mortgagor) is well and truly indebted unto Richard J. 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-Six Thousand Five Hundred and No/100 Dollars (\$56,500.00); due and payable

as per the terms of the note dated February 20, 1980

with interest thereon from date at the rate of 10% 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 Mortgagee 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

ALL that piece, parcel or lot of land with the buildings and improvements thereon, situate on the Western side of Partridge Lane, in the City of Greenville, in Greenville County, South Carolina, being known and designated as Lot No. 20 on plat of Property of E. D. Sloan, prepared by Dalton & Neves, Engineers, dated June, 1955 (with addition made August, 1956) and recorded in the RMC Office for Greenville County, S.C. in Plat Book EE at Page 135, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Western side of Partridge Lane at the joint front corner of Lots 20 and 21, and running thence along the joint line of said lots N. 86-06 W. 200.7 feet to an iron pin in the rear line of Lot 19; thence turning and running along a portion of the rear line of Lot 19, S. 6-11 W. 100.1 feet to an iron pin on the North side of Partridge Lane; thence along the North side of Partridge Lane, S. 80-32 E. 175 feet to an iron pin; thence along the curve of Partridge Lane, the chord of which is N. 53-04 E. 34.5 feet to a monument on the Western side of Partridge Lane; thence along the Western side of Partridge Lane, N. 6-11 E. 95.9 feet to the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Richard J. Foster as returned in Deed Book 1120 at Page 950 in the RMC Office for Greenville County, S.C., on February 22, 1980.

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Richard J. Foster
will
with
Curry

DEC 6 1983

FILED
GREENVILLE CO.
DEC 6 3 21 PM
DONNIE S. TANKERSLEY
R.M.C.

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COUNTY OF GREENVILLE