Greenville, S. C. 29603 Brown, Byrd, Blakely, Massey, Leaphart & Stoudenmire, P.A., 111 Toy Street, MORTGAGE OF REAL ESTATE -8003 1546 PAGE 858 10 S.C. STATE OF SOUTH CAROLINA MORTGAGE OF REAL ESTATE AND ERSLEY ALL WHOM THESE PRESENTS MAY CONCERN: COUNTY OF GREENVILLE STEVE LAWSON FOSTER-----WHEREAS, BANK OF TRAVILLERS REST---thereinafter referred to as Mortgagor) is well and truly indebted unto thereinafter 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 Twenty-Eight Thousand Six Hundred Nine and 59/100-----_____ Dollars (\$ 28,609.59---) due and payable in 119 equal monthly payments of principal and interest in the amount of \$380.41, the first such payment to be due and payable on July 23, 1931, with a final payment of \$16,732.99 due and payable on June 28, 1991, per centum per annum, to be paid. as provided above. 14% date at the rate of with interest thereon from 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 Mortgagoe 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 Mortgager in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the recent whereof is hereby acknowledged has granted, barganicd, 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 ALL that certain piece, parcel or lot of land, located, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot 16. 76 on plat of Section 1, Look-Up Forest, prepared by Carolina Engineering & Surveying Company, dated April 1, 1969, recorded in the Greenville County NYC Office in Plat Book TTT at Page 79 and having, according to said plat, the following metes and bounds, to-wit: BLGLULUG at an iron pin on the Western side of Forest Drive at the joint corner of Lots 75 and 76 and running thence S. 30-50 W., 192 feet to an iron pin; thence running N. 63-00 W., 135 feet to a point; thence S. 21-15 W., 25 feet to a point; thence running I. 42-27 E., 236.5 feet to an iron pin on the Western side of Forest Drive; thence running along Forest Drive S. 33-36 E., 100 feet to the point and place of beginning. This is the same property conveyed to the Mortgagor herein by deed of Rice Corporation recorded in the Greenville County RMC Office in Deed Book 1104 at Page 562 on June 11, 1979. At the option of the Mortgagee, the indebtedness secured hereby shall become due and payable if the Mortgagor shall convey the mortgaged premises or if the title thereto

shall become vested in any other person or party for any other reason whatsoever.

JOETCH TAX = 1. 4 0 13

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

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

The Mortgagor covenants that it is lawfully serzed of the premises heremabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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