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## MORTGAGE

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

STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE  $\begin{cases}
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5000 & 576$ TO ALL WHOM THESE PRESENTS MAY CONCERNED TO ALL WHOM THE PROPERTY OF T

Ned A. Foster Greenville County, South Carolina

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

WHEREAS, the Mortgagor is well and truly indebted unto First Federal Savings and Loan Association of South Carolina

, a corporation , hereinafter organized and existing under the laws of The United States 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 Twenty Six Thousand and No/100-----Dollars (\$ 26,000.00

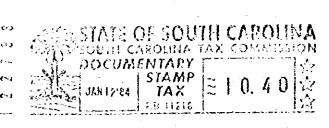
per centum ( 12.50 per annum until paid, said principal and interest being payable at the office of First Federal Savings and Loan Association of South Carolina, 301 College Street, P. On Greenville, S. C. 29602 or at such other place as the holder of the note may designate in writing, in monthly installments of Two Hundred Ninety-Five Twelve and one-half , 1984, and on the first day of each month thereafter until the princommencing on the first day of March 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 February, 2004.

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, bargained, 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 certain piece, parcel or lot of land in Greenville County, State of South Carolina, on the West side of Buncombe Road, and being known and designated as all of Lot No. 1 of Block A of the property of Mountain View Land Co. as shown by plat thereof recorded in the RMC Office for Greenville County in Plat Book A at Pages 396 and 397 and a portion of the lot adjoining said Lot No. 1 on the South and being shown on a more recent plat known as PROPERTY OF NED A. FOSTER prepared by Carolina Surveying Co. on January 9, 1984 and recorded in the RMC Office for Greenville County in Plat Book & G at Page 7/ and having metes and bounds as shown on said later plat.

This being the same property acquired by the Mortgagor by deed of Calvin H. Willis dated October 17, 1983 and recorded in the RMC Office for Greenville County in Deed Book 1198 at Page 680 on October 18, 1983.

INE KIDER ("RIDER") ATTACHED HERETO AND EXECUTED OF EVEN DATE HEREWITH IS IN-CURPORATED HEREIN AND THE COVENANTS AND MURELIACHTS OF THE RIDER SHALL AMENU AND SUPPLEMENT THE COVENANTS AND AGREEMENTS UF THIS MURIGAGE, DEED OF TRUST OF DEED 10 SECURE DEBT AS IF THE RIDER WERE A PARI HEREUF.



Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident For 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.

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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 encumbrances 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 and 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.

HUD-92175M (1-79)

BUSINESS PROPERTY IN