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DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE

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THIS MORTGAGE is made this 27th day of June 1979, between the Mortgagor, B. JACK 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 Hampton Street Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTY-FIVE THOUSAND AND NO/100 (\$35,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 27, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 1994

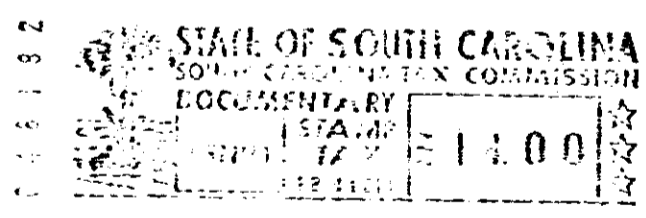
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 those pieces, parcels or lots of land with all improvements thereon situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being shown on plat of Property of B. Jack Foster according to a survey made by Carolina Surveying Company on June 20, 1979, said lots being numbered 96, 97 and 98 and an unnumbered lot on Haviland Avenue and having according to said plat the following courses and distances, to wit:

BEGINNING at an iron pin on Haviland Avenue at the corner of property of B. Jack Foster and the property of Siachos and running thence S. 73-00 E. 129.6 feet to iron pin; running thence S. 17-00 W. 76.5 to iron pin; running thence S. 70-56 E. 63.7 feet to iron pin; running thence with a 12-foot alley S. 15-48 W. 158.5 feet to iron pin at the joint rear corner of Lots 98 and 99; running along joint line of said properties N. 74-12 W. 158.5 feet to iron pin on Haviland Avenue; running thence along Haviland Avenue N. 8-10 W. 110.1 feet to iron pin; running thence N. 3-28 E. 67 feet; running thence N. 34-10 E. 80 feet to the point of beginning.

This being the same property, a portion thereof, conveyed to B. Jack Foster by deed of W. H. Farnsworth and Ollie S. Farnsworth on June 14, 1957, recorded in the RMC Office for Greenville County on June 17, 1957, in Deed Book 578, page 452, and by deed of Raymond P. Evans, et al, recorded on August 3, 1972, in Deed Book 951, page 1.

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which has the address of 5 Haviland Drive Greenville, S. C. 29607 (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 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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