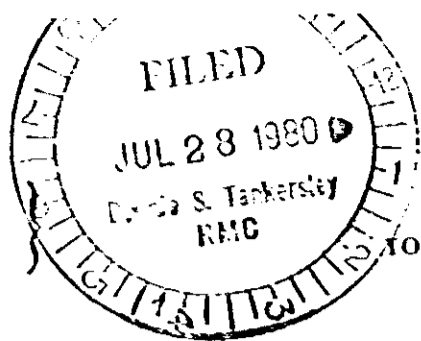


STATE OF SOUTH CAROLINA
COUNTY OF Greenville



1508 922

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Hezekiah Foster and Maybell H. Foster

(hereinafter referred to as Mortgagor) is well and truly indebted unto B. P. Edwards, Inc.

(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

Twelve Thousand and no/100 ----- Dollars (\$ 12,000.00) due and payable
\$ 144.00 per month for 180 months - - - - -

with interest thereon from date hereof at the rate of 12% 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 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:

"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, aforesaid Chick Springs Township in the town of Greer, fronting 50 feet on Ashmore Street (Tremont Avenue) by a depth of 179 feet and being known and designated as Lot No. 16 on a plat of land known as the J. D. Ashmore Land, said plat recorded in R.M.C. Office for Greenville County Plat Book G, Page 46. And being one of the same properties conveyed to B. P. Edwards, Inc. by deed from the Heirs of Benjamin Perry Edwards - dated the 1st day of December, 1976 and recorded in R.M.C. Office for Greenville County in Vol-1051 at Page 434.

This is the same property conveyed to me/us this date, from B. P. Edwards, Inc. - deed to be recorded herewith

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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 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.

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