

Southern Bank & Trust Co., P. O. Box 1329, Greenville, S.C. 29602

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED
SEP 4 3 33 PM '80
GREENVILLE CO. S.C.
JOHNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO WHOM THESE PRESENTS MAY CONCERN:

1514-520

WHEREAS, We, Robert D. Foster and Juanita B. Foster

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & Trust Company

(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 **Twenty-Nine Thousand Nine Hundred and No/100** Dollars \$ 29,900.00 due and payable

as per the terms of promissory note dated August 22, 1980

with interest thereon from date at the rate of **14%** 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:

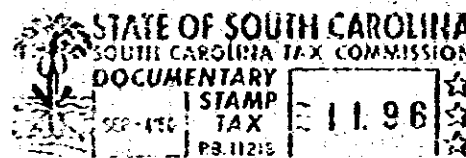
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville

ALL that piece, parcel or lot of land situate, lying and being on the northwestern side of Parkins Mills Road in the City of Greenville, Greenville County, South Carolina, being known and designated as Lot No. 8 as shown on plat prepared by Dalton & Neves dated April, 1955, entitled "Windfield Heights" and recorded in the RMC Office for Greenville County, S.C., in Plat Book EE at Page 102, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Parkins Mill Road at the joint front corner of Lots Nos. 8 and 9 and running thence with the line of Lot No. 9 N. 79-34 W. 256.7 feet to an iron pin in the line of Lot No. 10; thence with the line of Lot No. 10 S. 17-15 W. 170 feet to the corner of Lot No. 7; thence along the line of Lot No. 7 S. 78-18 E. 262.9 feet to an iron pin on the northwestern side of Parkins Mill Road; thence with the northwestern side of Parkins Mill Road N. 14-46 E. 175 feet to the point of beginning.

THIS being the same property conveyed to the mortgagors herein by deed of Ann Caughman Crowe as recorded in Deed Book 937 at Page 577, in the RMC Office for Greenville County, S.C., on March 8, 1972.

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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 of all 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 seized of the premises hereinabove 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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