

Foster & Richardson, Attorneys at Law, Greenville, S. C.
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
GREENVILLE CO. S. C.
JUL 19 2 40 PM '79
DONNIE S. TANKERSLEY
R.H.C.

BOOK 1438 PAGE 708

MORTGAGE OF REAL ESTATE BOOK 68 PAGE 318

ALL WHOM THESE PRESENTS MAY CONCERN,

WHEREAS, Realistic Builders, Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Paul J. Foster, Jr.

(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 Thousand and No/100 Dollars (\$ 20,000.00) due and payable

six (6) months from date hereof,

with interest thereon from date at the rate of 11 per centum per annum, to be paid at maturity

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 those certain pieces, parcels or lots of land with all improvements thereon situate, lying and being in the County of Greenville, State of South Carolina, and being known and designated as Lots Nos. 5 and 6 as shown on plat of Oakvale Terrace Subdivision made by Pickell & Pickell, Engrs., dated March 7, 1946, and recorded in Plat Book M at Page 151, RMC Office for Greenville County, in Block A., and having the following metes and bounds, to-wit:

Beginning at an iron pin on U. S. Highway #29 at the joint front corner of Lots Nos. 6 and 7 and running thence along said Highway N. 18-30 E. 200 feet to an iron pin, joint front corner of Lots Nos. 4 and 5; running thence along said joint line N. 72-45 W. 200 feet; running thence S. 78-30 W. 200 feet; running thence S. 72-45 E. 200 feet to an iron pin on Highway #29, the beginning corner.

This is the same property conveyed to the mortgagor herein by deed of W. H. Alford recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1073, at Page 491, on February 10, 1978.

Witness: *Elaine B. Staker*
Paul J. Foster, Jr.
Donnie S. Tankersley
7773

RECORDED
GREENVILLE CO. S. C.
SEP 19 1979
27 AM '79
TANKERSLEY

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.

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