

NOV 19 11 41 AM '79

MORTGAGE

DEED
BLAKENEY

THIS MORTGAGE is made this 4th day of October, 1979, between the Mortgagor, RICHARD M. FERGUSON and KAREN H. FERGUSON (herein "Borrower"), and the Mortgagee, FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

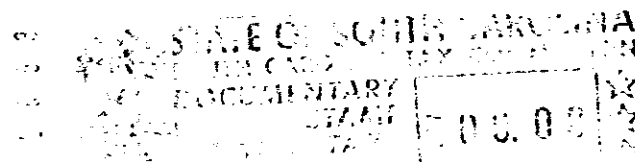
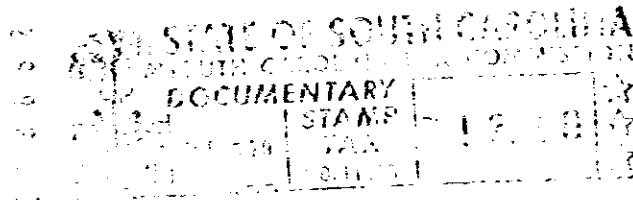
WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTY ONE THOUSAND TWO HUNDRED FIFTY & No/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 4, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2009

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 THAT piece parcel or lot of land in Paris Mountain Township, Greenville County, South Carolina, having according to a more recent plat entitled "Property of Richard M. Ferguson and Karen H. Ferguson," dated September 26, 1979, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 7-R at Page 17, the following metes and bounds, to-wit:

BEGINNING at an old iron pin at the joint front corners of the property of Ferguson and Blakeney, et al, being 322 feet more or less to a point on White Horse Road, and thence running with the property line of Blakeney, et al, S. 38-15 E. 200 feet to an old iron pin; thence running with the property line of McCrary, S. 51-45 W. 200 feet to an old iron pin; thence running N. 13-15 W. 200 feet to an old iron pin; thence running with the property line of Williams, N. 51-45 E. 200 feet to an old iron pin, the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Doris Blakeney, Syble Ferguson, Judy Wilson and S. Thomas McCrary, dated January 18, 1979, and recorded on that same date in Greenville County Deed Book 895 at Page 595.



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which has the address of Route # 3, Greenville, South Carolina (herein "Property Address");
[State and Zip Code] [Street] [City]

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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 seized 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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