STATE OF SOUTH CAROLINA GREFAVILLED TO ALC WHOM THESE PRESENTS MAY CONCERN: GREENVILLE COUNTY OF ALBERT L. FERGUSON

GREENVILLE COUNTY REDEVELOPMENT AUTHORITY

MORTGAGE OF REAL ESTATE 800% 1625 PAGE 493

(hereinafter referred to as Mortgagor) is well and truly indebted unto

WHEREAS,

(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 Ten Thousand Seven Hundred Ninety-Two and No/100-----

Dollars (\$ 10,792.00) due and payable upon such time as Albert L. Ferguson becomes deceased or ceases to own or occupy the premises described below. At such time the entire amount shall be due with no interest thereon.

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, being known and designated as property of Albert Leonard Ferguson according to a plat thereon by J. C. Hill, Engineer, dated May 5, 1959, and having, according to said plat the following metes and bounds, to wit:

BEGINNING At an iron pin on the southwestern side of Worley Road at the joint front corner of Lot now or formerly of Brewster and running thence S. 63-25 W. 179.5 feet; thence running along the line of property now or formerly of Joe Shaw, S. 27-30 E. 165.5 feet to an iron pin; thence running with the line of property now or formerly of Evans T. Long, N. 52-40 E. 212.1 feet to an iron pin on Worley Road; thence running with Worley Road, N. 41 W. 132.1 feet to the point of beginning.

This is the same property conveyed unto the Mortgagor herein by deed of Evans T. Long, which deed is recorded in Deed Book 625, at page 225, on May 20, 1959.

The Mortgagor is encumbering his interest in the property only.

Greenville County Redevelopment Authority Bankers Trust Plaza, Box PP-54 dreenville, South Carolina 29601

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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 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.

One Mortgagor covenants that it is lawfully seized of the premises heireinabove 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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