

BOOK 669 PAGE 45

GREENVILLE CO., S. C.

THE STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE

FEB 18 9 58 AM 1958

OLLIE FARNSWORTH
 R. M. C.

To All Whom These Presents May Concern:

SEND GREETING:

Whereas, we, the said L. B. Ferguson and Beatrice Ferguson
 in and by our certain promissory note in writing, of even date with these
 Presents, are well and truly indebted to H. K. Townes, Attorney
 in the full and just sum of **ONE HUNDRED TWENTY-FOUR AND NO/100 (124.00)**
DOLLARS, to be paid **90 days after date**

, with interest thereon from date
 at the rate of **7** per centum per annum, to be computed and paid **quarterly**
 until paid in full; all interest not paid when due to bear

interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection of his interests to place and the holder should place the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including 10 per cent. of the indebtedness as attorneys' fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, that we, the said L. B. Ferguson and Beatrice
 Ferguson, in consideration of the said debt and
 sum of money aforesaid, and for the better securing the payment thereof to the said H. K. Townes,
 Attorney according to the terms of the said note, and also in
 consideration of the further sum of Three Dollars, to us, the said L. B. Ferguson and
 Beatrice Ferguson, in hand well and truly paid by the said H. K. Townes, Attorney
 at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bar-
 gained, sold and released, and by these Presents do grant, bargain, sell and release unto the said
 H. K. Townes, Attorney, his heirs and assigns

ALL that piece, parcel or lot of land in Butler Township, County and
 State aforesaid, consisting of 4 acres, more or less, according to a
 plat and survey made by J. Mac Richardson in September 1952, and
 having the following metes and bounds:

BEGINNING at an iron pin on the Southern side of a County road, the
 joint corner of a 3 acre tract recently sold by the grantor to his son
 Garrett Ferguson, and running thence along the bank of said road
 N. 65-45 E. 236.9 feet to an iron pin on said road; thence along the
 line of Ed Moseley's land S. 30-00 E. 678 feet to an iron pin at joint
 corner of Ed Moseley and Walter Griffin Lands; thence S. 61-00 W
 259.2 feet to an iron pin, joint corner of Walter Griffin and Garrett
 Ferguson Lands; thence along the line of Garrett Ferguson land N. 27-45 W.
 699.7 feet to the beginning corner.

Said Beatrice Ferguson waives in favor of this mortgage a certain mort-
 gage held by her and given by said L. B. Ferguson now on record to
 secure a note to her of \$837.46. A mortgage herein is in addition
 to the mortgage held by H. K. Townes, Attorney, for \$1280.00.