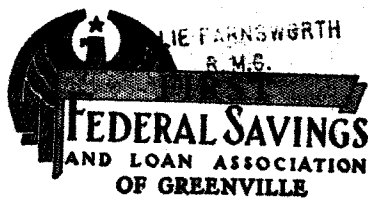


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State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

We, Melvin C. Ferguson and Mary T. Ferguson, of Greenville County

(hereinafter referred to as Mortgagor) SEND(S) GREETINGS:

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of

Seventeen Thousand and No/100----- (\$ 17,000.00)
Dollars, as evidenced by Mortgagor's promissory note of even date herewith, said note to be repaid with interest at the rate

therein specified in installments of One Hundred Fourteen and 79/100----- (\$14.79)
Dollars each on the first day of each month hereafter, in advance, until the principal sum with interest has been paid in full, such payments to be applied first to the payment of interest, computed monthly on unpaid principal balances, and then to the payment of principal with the last payment, if not sooner paid, to be due and payable 25 years after date; and

WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall, at the option of the holder thereof become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collaterals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for such proceedings; and

WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for any other purpose;

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagee in hand well and truly paid by the Mortgagee at and before the sealing 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, the following described real estate:

All that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lots Nos. 104 and 105 in the subdivision known as Greenbrier, plat of said subdivision being recorded in the R. M. C. Office for Greenville County and being more fully described as follows:

Lot 104: BEGINNING at an iron pin on Fairlane Drive, joint corner with Lot No. 103 and running thence along said lot, N. 55-45 E. 352.6 feet to an iron pin; thence N. 43-37 W. 101.4 feet to an iron pin; thence S. 55-45 W. 335.5 feet to an iron pin on Fairlane Drive; thence along Fairlane Drive, S. 34-15 E. 100 feet to the beginning corner; being the same conveyed to us by William J. Greer by deed dated January 28, 1966 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 792 at Page 419.

Lot 105: BEGINNING at an iron pin on the northwest side of Fairlane Drive, joint front corner with Lot No. 104 and running thence with said lot, N. 55-45 E. 215.5 feet to iron pin; thence N. 38-45 W. 212 feet to iron pin on Ridgecrest Drive; thence along Ridgecrest Drive, S. 46-23 W. 201.8 feet to iron pin at the intersection of Ridgecrest Drive and Fairlane Drive; thence along Fairlane Drive, S. 34-15 E. 178.5 feet to the beginning corner; being the same conveyed to Mary T. Ferguson by Melvin C. Ferguson by deed dated July 27, 1965 and recorded in Deed Vol. 778 at Page 389, the said Mary T. Ferguson having deeded an undivided one-half interest in the same to the said Melvin C. Ferguson by deed of even date to be recorded herewith."

The above described property is shown on plat of Greenbrier, Section 2, as recorded in Plat Book QQ, at Pages 128 and 129, reference to which is hereby craved.