

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUN 7 1974
5:00 P.M.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Joseph Lassiter and Josephine Lassiter

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

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 **One Thousand Five Hundred and No/100**-----

-----Dollars (\$ 1,500.00) due and payable

in accordance with the terms of that certain promissory note of even date, which this mortgage secures,

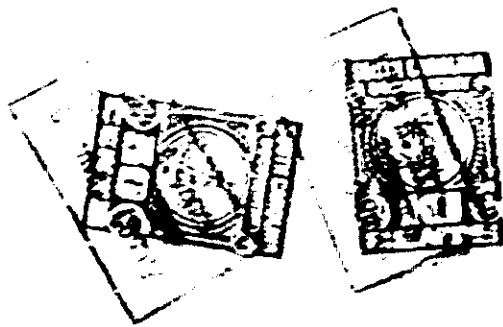
with interest thereon from date at the rate of Six (6%) per centum per annum, to be paid monthly

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 he may hereafter 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, and according to a plat prepared of said property by J. Mac Richardson, June, 1960, having the following courses and distances to-wit:

BEGINNING at a point in or near the center of Ridge Road, joint front corners with Lot 33, Franklin Estates Properties and running thence with said line, S. 65-00 W. 217 feet to an iron pin; thence, N. 22-35 E. 133.6 feet to an iron pin; thence, N. 20-12 E. 50 feet to an iron pin; thence, N. 43-11 E. 52 feet to an iron pin; thence, N. 69-45 E. 77 feet to a point in or near the center of Ridge Road; thence running with said road, S. 5-04 E. 140 feet to a point in said road, the point of beginning.



60

Together with all and singular rights, franchises, hereditaments, and appurtenances to the same belonging in any way, incident or appurtenant, and all of the rents, issues, and profits which in anywise or by law may come, and including all leasing, pawning, and holding firmes may be hereafter made, taken, or had, in anywise, and in any manner, to wit, the intention of the parties hereto that all fixtures and improvements, other than the usual fixtures to 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.

The Mortgagee covenants that he lawfully owned all the premises herebefore described in the original plat, that it has good right and lawful title to the same, and that he is not subject to any claim or demand in respect of the same, and that he has no other or better title to the same than that which he has hereunto set forth, and that he has no other or better title to the same than that which he has hereunto set forth, and that he has no other or better title to the same than that which he has hereunto set forth.

3010

4328 RV.2