

(7) That the Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the note secured hereby. It is the true meaning of this instrument that if the Mortgagor shall fully perform all the terms, conditions, and covenants of the mortgage, and of the note secured hereby, that then this mortgage shall be utterly null and void; otherwise to remain in full force and virtue.

(8) That the covenants herein contained shall bind, and the benefits and advantages shall inure to the respective heirs, executors, administrators, successors and assigns, of the parties hereto. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the Mortgagor's hand and seal this 12th day of January 1976

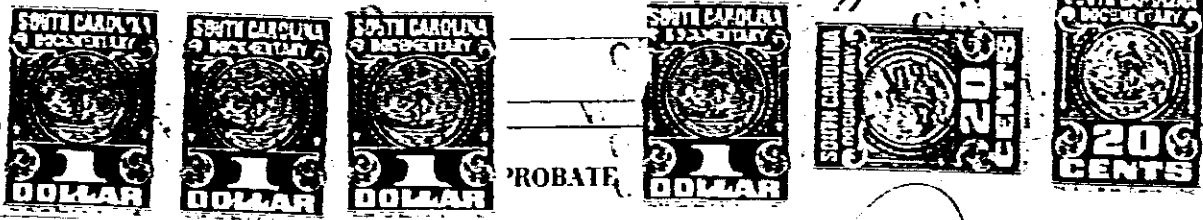
SIGNED, sealed and delivered in the presence of:

Barbara D. Payne (Signature)

Charles T. Ferguson (SEAL)
Marie R. Ferguson (SEAL)

BOOK 1357 PAGE 970

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE



Personally appeared the undersigned witness and made oath that (s)he saw the within named mortgagor sign, seal as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 12th day of January, 1976.

Barbara D. Payne (SEAL)
Notary Public for South Carolina. Commission Expires October 23, 1979

Barbara D. Payne (Signature)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person, whomsoever, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee's(s') heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 12th day of January, 1976.
Barbara D. Payne (SEAL)
Notary Public for South Carolina. Commission Expires October 23, 1979

Marie R. Ferguson (Signature)

RECORDED JAN 14 '76 At 1:29 P.M. 17949

JAN 14 1976 3-4-76

SIDNEY L. JAY (N/F)
2.50
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Charles T. Ferguson and Marie R. Ferguson

TO

J. Carl Fisher and Ruth L. Fisher

(17 Fisher Road, Greenville, S.C. 29607)

Mortgage of Real Estate

I hereby certify that the within Mortgage has been this

12th day of January, 1976

at 1:29 P.M. recorded in Book 1357 of

Mortgages, page 969. As No. 17949

Register of Meane Conveyance, Greenville County

SIDNEY L. JAY
ATTORNEY AT LAW
114 Manly Street
Greenville, South Carolina

\$ 11,000.00
McCain Heights, Also TP
Lot, Williams St., Ext., Chick Springs TP
Lot, Piedmont Ave. Ext., Chick Springs TP

1328 RV-23