

Po. Drawer 969
Greenville, S.C.

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MORTGAGE OF REAL ESTATE - GREENVILLE COUNTY, S.C. Todd & Mann, Attorneys at Law, Greenville, S.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

AUG 26 2 43 PM '76
DONNIE S. TANKERSLEY
R.M.C.

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

WHEREAS, Charles C. Ferguson and Margaret Ferguson

(hereinafter referred to as Mortgagor) is well and truly indebted unto South Carolina National Bank, its successors and assigns

(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

NINE THOUSAND AND NO/100 Dollars (\$ 9,000.00) due and payable

with interest thereon from August 26, 1976 at the rate of 8.0% per centum per annum, to be paid:
at maturity with principal in 180 days

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, the Mortgagee's heirs, 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, on the north side of Berea Forest Circle, shown as Lot 123 on plat of Section 2, Berea Forest, recorded in Plat Book 4N at pages 76 and 77 and having the following metes and bounds, to-wit:

BEGINNING at iron pin on north side of Berea Forest Circle at the joint front corner of Lots 123 and 124 and running thence along line of said lots, N. 16-42 W. 130.0 feet to an iron pin at rear corner of said lots; thence along rear line of Lots 140 and 123, N. 73-18 E. 90.0 feet to an iron pin at joint rear corner of Lots 122 and 123; thence along line of said Lots, S. 16-42 E. 130.0 feet to an iron pin on Berea Forest Circle; thence along said Circle, S. 73-18 W. 90.0 feet to point of beginning.

The above conveyance is subject to all rights-of-way, easements and property covenants affecting same appearing upon the public records of Greenville County.

This is the same property conveyed to the mortgagors by deed from J.H.J. Corporation on July 18, 1975, and recorded in the RMC Office for Greenville County in deed book 1021 at page 520.

5.3.60



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 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.

The Mortgagor covenants that is is lawfully seized of the premises hereinabove 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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