

MORTGAGE OF REAL ESTATE -

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Calvin J. Price and Loretta D. Price

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

Charles T. Ferguson and Marie R. 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 Four Thousand Five Hundred and No/100-----

Dollars (\$ 4,500.00) due and payable

see Note of even date

with interest thereon from September at the rate of Six (6%) per centum per annum, to be paid: in equal monthly installments of \$86.99 for a period of 5 years (60) months until paid in full.
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, 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, with the following metes and bounds, to-wit:

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, as shown on plat prepared by Jones Engineering Service, 1006 East Perry Rd., Greenville, S.C. 29609, entitled "Property of Calvin J. and Loretta D. Price, Greenville County, South Carolina, Sept. 7, 1983", recorded in the RMC Office for Greenville County, S. C. in Plat Book 9-2 at Page 68, said property being more particularly described as follows:

BEGINNING at a point at the extreme southeast corner of the easternmost lot, and running S. 86-50 W. 110' along Piedmont Ave. Ext. to a point; thence running N. 3-40 E. 197.99' to a point; thence running along property now or formerly owned by Ferguson N. 86-50 E. 110' to a point; thence running S. 3-40 W. 197.99' to the point and place of beginning.

This is a portion of the same property conveyed to Grantors by deed of J. Carl Fisher and Ruth L. Fisher, dated January 12, 1976, and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1030 at Page 181.

RECORDED
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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 such 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 it 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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