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GREENVILLE CO. S. C.

SEP 25 11 22 AM '77

DOHNIE S. TANKERSLEY
R.M.C.

FILED
GREENVILLE CO. S. C.

SEP 23 2 47 PM '73

DOHNIE S. TANKERSLEY
R.M.C.

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

Jack D. Ferguson, Jr. and Judith A. Ferguson

WILKINS & WILKINS ATTORYS. 61 PAGE 281

BOOK 1296 PAGE 409

PAID SATISFIED AND CANCELLED

First Federal Savings and Loan Association

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE

of Greenville, S. C.

Georgia J. Smith
Vice President

Witness

MORTGAGE OF REAL ESTATE

955.1

(hereinafter referred to as Mortgage) (SEND(S) GREETINGS)

WHEREAS, the Mortgagee 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 FIFTEEN THOUSAND EIGHT HUNDRED FIFTY AND NO/100 (\$ 15,850.00) Dollars, as evidenced by Mortgagee's promissory note of even date herewith, which note does not include a provision for escalation of interest rate (paragraphs 9 and 10 of this mortgage provides for an escalation of interest rate under certain conditions), said note to be repaid with interest as the rate or rates therein specified in installments of ONE HUNDRED TWENTY-SEVEN AND 55/100 (\$ 127.55) 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 30 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 collateral given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for proceedings; and

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

NOW, KNOW ALL MEN, That the Mortgagee, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagee'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 ~~located in the City of Greenville, South Carolina~~ on the Southern side of Canterbury Street near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 33 as shown on a plat of The Village, Section I, prepared by Heaner Engineering Co., Inc., dated October 13, 1972, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4-R at page 52, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Southern side of Canterbury Street at the joint front corner of Lots Nos. 32 and 33 and running thence with the line of Lot No. 32 S. 26-22-19 W. 135.00 feet to an iron pin; thence S. 63-37-41 E. 70.00 feet to an iron pin at the joint rear corner of Lots Nos. 33 and 34; thence with the line of Lot No. 34