

SEP 16 1 12 PM '76

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

DENNIE S. TARKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, William Clarence Ferguson

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

(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

Three Thousand and Fifty Six Dollars and no cents Dollars (\$ 3456.00) due and payable

with interest thereon from 9/10/76 at the rate of 14.75% ^{APR} ~~percentum~~ per annum, to be paid:

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 and Santt Township and having the following metes and bounds to-wit:

BEGINNING at a wooden stake on the northern edge of service road parrell to United States Interstate Highway 8t, and running thence in a northerly direction one hundred feet, more or less, to a wooden stake; thence in a westerly direction seventy feet, more or less, crossing a gravel road, to a wooden stake in the line of the Earle property; thence in a southerly direction one hundred feet, more or less, to a wooden stake which is approximately forty feet north of the northern edge of said service road, at the corner of the Marie Davis Property; thence in an easterly direction seventy feet, more or less, with the line of the Marie Davis property to the point of beginning.

DERIVATION CLAUSE: Property bought from J.C. Dirton and Samie Dirton 5/29/50 recorded in Deeds Book 420 Page 497.



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 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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