

The State of South Carolina,

JUL 17 4 30 PM 1957

COUNTY OF

GREENVILLE

OLLIE FARMSWORTH R.M.C.

ELISHA LEE FERGUSON

SEND GREETING:

Whereas, I ; the said Elisha Lee Ferguson

hereinafter called the mortgagor(s) in and by my certain promissory note in writing, of even date with these presents, am well and truly indebted to THE SOUTH CAROLINA NATIONAL BANK OF CHARLESTON AS TRUSTEE FOR THE JOHN W. ARRINGTON FOUNDATION

hereinafter called the mortgagee(s), in the full and just sum of Four Thousand and No/100-----

----- DOLLARS (\$4,000.00), to be paid at said Bank in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of three (3 %) per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the 17th day of August, 1957, and on the 17th day of each month of each year thereafter the sum of \$ 38.63, to be applied on the interest and principal of said note, said payments to continue up to and including the 17th day of June 1967, and the balance of said principal and interest to be due and payable on the 17th day of July 1967; the aforesaid monthly payments of \$ 38.63 each are to be applied first to interest at the rate of three (3 %) per centum per annum on the principal sum of \$ 4,000.00 or so much thereof as shall, from time to time, remain unpaid and the balance of each monthly payment shall be applied on account of principal.

All installments of principal and all interest are payable in lawful money of the United States of America; and in the event default is made in the payment of any installment or installments, or any part hereof, as herein provided, the same shall bear simple interest from the date of such default until paid at the rate of seven (7%) per centum per annum.

And if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole amount evidenced by said note to become immediately due at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity should be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection of its interests to place, and the holder should place, the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including ten (10%) per cent, of the indebtedness as attorney's fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That I, the said mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee(s) according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me, the said mortgagor(s) in hand and truly paid by the said mortgagee(s) at and before the signing of these Presents, the receipt thereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said THE SOUTH CAROLINA NATIONAL BANK OF CHARLESTON AS TRUSTEE FOR THE JOHN W. ARRINGTON FOUNDATION, its successors and assigns, forever:

ALL that piece, parcel or lot of land in O'Neal Township, Greenville County, State of South Carolina, about one mile East from Sandy Flat, lying on the Western side of a County dirt road, being bounded on the North by lands of Leonard Clark and other lands of W. A. Clark, on the South by lands of Alma S. Collins Estate, and on the West by a branch and lands of Alma S. Collins Estate, and lands of W. A. Clark and being part of the same land conveyed to W. A. Clark by deed of Dennis Skinner, February 4, 1954, said deed recorded in the RMC Office for Greenville County, S. C., in Deed Book 494, page 182, and having the following courses and distances, to wit:

BEGINNING at a point on said road, the Southeast corner of the 1 3/4 acre lot and joint corner of Alma S. Collins Estate lands, and running thence with the center of said road, N. 5-30 W., 231 feet to a point in said road and on the line of the 48-acre tract; thence continuing with the center of the road, N. 20-00 E., 200 feet to a turn; thence N. 33-04 E., 200 feet to a turn; thence N. 46-04 E., 100 feet to a turn; thence N. 49-36 E., 350 feet to a turn; thence N. 32-19 E., 400 feet to a turn; thence continuing with said road as follows, N. 21-52 E., 100 feet to a turn; thence N. 5-30 E., 100 feet to a turn; thence N. 15-04 W., 90 feet to a point in said road and joint corner of the Leonard Clark tract and tract of Troy Kemp; thence with the Leonard Clark line and a line of other property of W. A. Clark, N. 72-57 W., 1049.5 feet to an iron pin on the line of W. A. Clark property (Bagwell