

JUL 20 2 11 PM 1959

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Clarence F. Ferguson (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Peoples National Bank

(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 **Twelve Hundred Fifty and No/100 --- DOLLARS (\$ 1250.00)**,

with interest thereon from date at the rate of **seven** per centum per annum, said principal and interest to be repaid:

\$125.00 on principal October 20th, 1959, and \$125.00 on principal quarterly thereafter, until paid in full; with interest thereon from date at the rate of seven (7%) per cent, per annum, to be computed and paid quarterly, 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,

in Greenville Township, near the City of Greenville, in what is known as Sterling Annex, a subdivision by Thomas F. Parker, and being composed of the rear portions of lots 1, 2 and 3 in Block "A" on plat of Sterling Annex and having the following metes and bounds, to-wit:

BEGINNING at a stake on the south side of Maloy Street, 109 feet from the east side of Valentine Street, and running thence along the south side of Maloy Street, N. 48-25 E. 41 feet to an iron pin; thence with the line of lot # 4, on said plat (Block A) S. 42-50 E. 146.6 feet to stake on the rear line; thence S. 48-05 W. 41 feet to a stake; thence N. 42-50 W. 146.8 feet to the beginning point on south side of Maloy Street.

Being the same premises conveyed to the mortgagor by deed recorded in Book of Deeds 350 at Page 316.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

PAID AND SATISFIED IN FULL THIS

THE 25 DAY OF January 19 62

THE PEOPLES NATIONAL BANK
GREENVILLE, SOUTH CAROLINA

Mansfield C. Dickson
Cashier

WITNESS Mary Ann James

PAID AND CANCELLED BY RECEIPT
JAN 25 1962
GREENVILLE COUNTY S.C.
BOOK 796 PAGE 326