

MORTGAGE OF REAL ESTATE—Office of Love, Thornton &amp; Arnold, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLEFILED  
GREENVILLE CO. S. C.  
MORTGAGE

JAN 24 8 17 AM 1962

TO ALL WHOM THESE PRESENTS MAY CONCERN

Clarence F. Ferguson

R.M.C.

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Peoples National Bank, Greenville, S.C.

(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:

One Thousand Eight Hundred &amp; no/100

DOLLARS (\$ 1,800.00 ),

with interest thereon from date at the rate of six per centum per annum, said principal and interest to be repaid: \$125.00 on principal 90 days after date and a like payment of \$125.00 quarterly thereafter on principal until paid in full, with interest thereon from date at the rate of six per cent per annum, to be computed and paid quarterly.

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, just outside the corporate limits of the City of Greenville, being composed of the rear portion of Lots 1, 2 and 3 of Block A on a plat of Sterling Annex, and having the following metes and bounds, to-wit:

BEGINNING at a stake on the South side of Malloy Street, 109 feet from the East side of Valentine Street and running thence along the South side of said street, N. 48-25 E. 41 feet to an iron pin; thence with line of Lot No. 4 of Block A, as shown on plat above referred to, S. 42-50 E. 146.6 feet to stake; then ce S. 48-05 W. 41 feet to stake; thence N. 42-50 W. 146.8 feet to the beginning corner; said premises being the same conveyed to the mortgagor by Flora W. Scott, by deed recorded in Vol. 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.