

FEB 22 4 33 PM 1963

MORTGAGE OF REAL ESTATE

BOOK 914 PAGE 415

OLLIE F. JAMESWOOD  
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, James W. Ferguson and Lola Mae Ferguson  
(hereinafter referred to as Mortgagor) is well and truly indebted unto F. B. Pinson

(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 **seventeen hundred dollars (\$1,700.00)**  
Dollars (\$ 1,700.00 ) due and payable

at the rate of twenty-five dollars (\$25.00) per month until paid in full, payments to be applied first to interest and the balance to principal; the first payment to be due April 1, 1963, and the remaining payments to be due on the first day of each and every month thereafter until paid in full,

with interest thereon from date at the rate of **SEVEN** per centum per annum, to be paid: **monthly:**

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 Butler Township, about 4 miles east of the Greenville County Court House, on the southern side of a County Road, a top soil road leading westward off the Congaree Road, and, according to a survey made by J. Mac Richardson, R. L. S. in March, 1957, having the following metes and bounds:

BEGINNING at an iron pin at a bend in said county road, joint corner with the property of John Henry Walker, and running thence N. 64-47 E. 60 feet along said road to an iron pin joint corner of property now or formerly of Garrett Ferguson; thence S. 25-13 E. 400 feet along line of the last mentioned property; thence continuing along the line of the last mentioned property, S. 64-47 W. 163.1 feet to iron pin in line of property of John Henry Walker; thence with the line of the last mentioned property, N. 10-46 W. 413.1 feet to the point of beginning, containing one acre, more or less, and being the same conveyed to us by deed of Garrett Ferguson recorded in the R. M. C. Office for Greenville County in Deed Book 574, page 323.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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.

*Paid in full and satisfied this 8th day of April, 1964.*  
*F. B. Pinson*

*Witnessed by:*  
*James D. McKinney Jr.*

*9 April 1964*  
*Ollie Jameswood*  
*R. M. C. NO. 28764*