

# MORTGAGE

APR 30 11 51 AM 1963

OLLIE FAIRBORTH  
R. M. C.

STATE OF SOUTH CAROLINA, } ss:  
COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, EWELL A. FERGUSON, of  
Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto THE PRUDENTIAL INSURANCE  
COMPANY OF AMERICA,

a corporation  
organized and existing under the laws of the State of New Jersey, hereinafter  
called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which  
are incorporated herein by reference, in the principal sum of Ten Thousand, Nine Hundred  
and No/100 ----- Dollars (\$ 10,900.00 ), with interest from date at the rate  
of Five and one-fourth per centum (  $5\frac{1}{4}$  %) per annum until paid, said principal  
and interest being payable at the office of The Prudential Insurance Company of  
America in Newark, New Jersey  
or at such other place as the holder of the note may designate in writing, in monthly installments of  
Sixty-Five and 40/100 ----- Dollars (\$65.40 ),  
commencing on the first day of June, 1963, and on the first day of each month thereafter  
until the principal and interest are fully paid, except that the final payment of principal and interest,  
if not sooner paid, shall be due and payable on the first day of May, 1988.

Now, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better  
securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three  
Dollars (\$3) 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, the following-described real estate situated in the County of Greenville,  
State of South Carolina:

ALL that lot of land with the buildings and improvements thereon situate  
on the Southwest side of Blythwood Drive in the City of Greenville, in  
Greenville County, South Carolina, being shown as Lot No. 19 on plat of  
Property of J. Louis Coward, made by E. C. Cahaly, on August 8, 1952,  
being a resubdivision of Lots 16 - 20, inclusive, of University Circle  
Subdivision, recorded in the R.M.C. Office for Greenville County, S. C.  
in plat Book NN, Page 133; said lot fronting 80 feet along the Southwest  
side of Blythwood Drive, running back to a depth of 144 feet on the  
Southeast side, to a depth of 137.74 feet on the Northwest side, and  
being 80.26 feet across the rear.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belong-  
ing 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 equipment now or hereafter  
attached to or used in connection with the real estate herein described.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and  
assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple  
absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the  
premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants  
to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against  
the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.