

STATE OF SOUTH CAROLINA

COUNTY OF

Greenville, County

WHEREAS, Charles T. Ferguson

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Sterling Finance Company

100 W. North Street Greenville, S.C

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Five Thousand One Hundred Sixty Dollars and 00/100--

-----Dollars (\$ 5,160.00) due and payable

Payable in sixty monthly installments at \$6.00 (eighty-six Dollars) each. (60 x \$6.00)

with interest thereon from date of the rate of _____ per centum per annum, to be paid:

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 Mortgagee 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

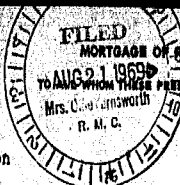
all that piece, parcel or lot of land being a subdivision known as McCain Heights, and designated as Lot No. 11, according to a plat of W. J. Riddle, Surveyor, made on March 22, 1939. Said plat recorded in Plat "J", at page 59, in the RMC Office for Greenville County and being more particularly described as follows:

BEGINNINE at a n iron pin on the east side of Williams Street, joint front corners of Lots Nos. 11 and 12; thence n. 4-10 e. 100 feet to an iron pin; thence 76-45 e. 200 feet to an iron pin; thence s. 4-10 w. 100 feet to an iron pin; the joint rear corners of Lots Nos. 11 and 12; thence along the line of Lot No. 12 n. 76-45 w. 200 feet to an iron pin on Williams Street, the beginning corner.

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.



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