

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE

BOOK 1147 PAGE 483

FEB 5 10 29 AM '70

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R. M. C.

WHEREAS, We, Charles T. Ferguson and Marie R. Ferguson, jointly and severally,
(hereinafter referred to as Mortgagor) is well and truly indebted unto
J. H. Roberts,

(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

Four Thousand, Six Hundred Fifty and no/100 Dollars (\$ 4,650.00) due and payable

in equal successive monthly instalments of Fifty (\$50.00) Dollars each, the first instalment shall be due and payable on the first day of Feb., 1970, and a like payment on the first day of each succeeding month thereafter until principal sum is paid in full, with the privilege of anticipating payment of the unpaid balance or any part thereof at any time or times before maturity, interest thereon to be paid as herein stated in addition to monthly payments with interest thereon from date at the rate of six per centum per annum, to be paid: on each July 1, and Jan. 1, hereafter until said principal sum is 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 Chick Spfings Township, on the National Highway, and being known and designated as Lot No. 30, in the subdivision of the property of E. M. Wharton, as shown on a plat thereof recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book "F", at page 206, reference to which plat is hereby made for a more particular description, and being the same property, conveyed to us by the mortgagee herein by deed of even date herewith, yet to be recorded, and this mortgage is given to secure payment of a portion of the purchase price thereof, evidenced by the promissory note above mentioned.

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.