

REAL ESTATE MONTHLY INSTALLMENT MORTGAGE

State of South Carolina,

County of Greenville

FILED
JUL 2 1979
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1474-031

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

Whereas, I, we the said James A. Ferguson And Louise M. Ferguson, hereinafter called Mortgagor, in and by my, our certain note or obligation bearing even date herewith, stand indebted, firmly held and bound unto the Citizens and Southern National Bank of South Carolina, Greenville, S. C., hereinafter called Mortgagee, the sum of \$4,105.68 plus interest as stated in the note or obligation, being due and payable in 96 equal monthly installments commencing on the 16th day of August, 1979, and on the same date of each successive month thereafter.

Said note provides that past due principal and/or interest shall bear interest at the rate of seven (7%) per cent per annum as reference being had to said note will more fully appear; default in any payment of either principal or interest to render the whole debt due at the option of the Mortgagee or holder hereof. Forbearance to exercise this right with respect to any failure or breach of the maker shall not constitute a waiver of the right as to any subsequent failure or breach. Both principal and interest are payable in lawful money of the United States of America

at the office of the Mortgagee at Greenville, South Carolina, or at such other place as the holder hereof may from time to time designate in writing

NOW, KNOW ALL MEN, that the said Mortgagor in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms of the said Note; and also in consideration of the further sum of THREE DOLLARS, to the said Mortgagor in hand well and truly paid by the said Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents DO GRANT, bargain, sell and release unto the said Mortgagee the following described real estate, to-wit:

All that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, on the Southern side of Don Drive, being known and designated as Lot No. Sixty-three (63), Section A. according to map of Gover Estates Subdivision as shown on plat thereof being recorded in the R.M.C. Office for Greenville County in Plat Book QQ at Pages 146 and 147, and having according to said plat, the following metes and bounds, to-wit: BEGINNING at an iron pin on the Southern side of Don Drive, joint front corner of Lots Nos 63 and 64, and running thence with the joint line of said lots, S. 0-43 W. 180 feet to an iron pin; thence S. 76-41 E 66 feet to an iron pin, joint rear corner of Lots Nos. 62 and 63; thence with the joint line of said lots, N. 17-17 E. 178.8 feet to an iron pin on the southern side of Don Drive; thence with said drive, N. 74-26 W. 78.1 feet to an iron pin; thence continuing with said drive, N. 85-09 W. 40 feet to the beginning corner.

This being the same piece of property conveyed unto James A. Ferguson and Louise M. Ferguson, their heirs and assigns forever by Frederick W. Duthie and Ann F. Duthie recorded on 29th day of June, 1973 recorded in Book 977 on page 887 in the R.M.C. Office for Greenville County of South Carolina.

Mortgagees Address: C & S National Bank, P.O.Box 1449, Greenville, S.C. 29602



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