ij

20061499 FASE555

MORTGAGE

ZHIS	MORTGAC	E is made this1st	April Jr. and Rebecca B. Ferguson When the Most ages South Carolin
19 ⁸⁰ , be	ween the M	ortgagor, William H. Ferguson	(herein "Borrower"), and the Mortgagee, South Carolin
Endaral Ca	vinas & La	oan Association, a corporation orga ss is 1500 Hampton Street, Columbia,	nized and existing under the laws of United States of
	_		ingloum of Seventy-Three Thousand Nine

All that certain piece, parcel or tract of land, together with buildings and improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, and being on the northwesterly side of Sugar Creek Road, near the City of Greenville, being known and designated as Lot No. 58 on that certain plat entitled "Map No. One, Section Two, Sugar Creek" prepared by C. O. Riddle, Surveyor, dated September 18, 1979, and recorded in Plat Book 7-C at Page 68, and as more particularly shown on that certain plat entitled property of "William H., Jr. & Rebecca B. Ferguson" prepared by John R. Long, Surveyor, dated March 26, 1980, and recorded in Plat Book 7-U at Page 59 in the R.M.C. Office for Greenville County, and having according to more recent plat the following metes and bounds:

BEGINNING at an iron pin at the joint front corner of Lots 58 and 59 on the northwesterly side of the right-of-way for Sugar Creek Road and running thence with the right-of-way for Sugar Creek Road N. 34° 6' 25.8" E., 7.801 feet to an iron pin; thence continuing with the right-of-way for Sugar Creek Road N. 32° 34' E., 117.635 feet to an iron pin at the joint front corner of Lots 57 and 58; thence with the joint side line of Lots 57 and 58 N. 57° 24' 54" W., 144.806 feet to an iron pin at the joint rear corner of Lots 57 and 58; thence S. 32° 34' W., 123.360 feet to an iron pin at the joint rear corner of Lots 58 and 59; thence with the joint side line of Lots 58 and 59 S. 56° 35' 37.4" E., 144.612 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Cothran & Darby Builders, Inc., dated April 1, 1980, to be recorded herewith.

DOCUMENTARY I

South Carolina 29651 ... (herein "Property Address");
[State and Zip Code]

To Have and to Hold unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

SOUTH CAROLINA:-- 1 to 4 fam:ly -6:75 -FNMA/FHLMC UNIFORM INSTRUMENT

4328 RV-2