

Post Office Box 1268  
Greenville, S.C.

First Mortgage on Real Estate

GREENVILLE CO. S. C.  
JUN 17 4 32 PM '77  
BONNIE S. TANKERSLEY  
R.M.C.  
MORTGAGE

BOOK 1375 PAGE 625

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: JUDITH A. FERGUSON

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of Twenty-five Thousand, Six Hundred, Fifty and No/100-----DOLLARS

(\$ 25,650.00 ), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is 30 years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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, within the corporate limits of the City of Greenville, being known and designated as Lot No. 10 of a subdivision known as Swanson Court as shown on a plat thereof, prepared by C. C. Jones, November 1, 1962, and recorded in the RMC Office for Greenville County in Plat Book YY, at Page 91, and having, the following metes and bounds, according to said plat, to-wit:

BEGINNING at an iron pin on the northern side of Swanson Court, joint front corner of Lots Nos. 9 and 10 and running thence along the northern side of Swanson Court, following the curvature thereof, the chord being N. 63-25 W. 49 feet to an iron pin; thence continuing along the curvature of Swanson Court, the chord being N. 74-26 W. 47.4 feet to an iron pin at the joint front corner of Lots Nos. 10 and 11; thence along the joint line of said lots, N. 27-55 E. 138 feet to an iron pin on the bank of Richland Creek; thence continuing along the same course, N. 27-55 E. 12 feet, more or less, to a point in the center of Richland Creek; thence along the center of Richland Creek, a traverse line being S. 52-05 E. 113.1 feet to a point in the center of said creek, the joint rear corner of Lots Nos. 9 and 10; thence along the joint line of said lots, S. 36-15 W. 12 feet, more or less, to an iron pin on the bank of said creek; thence continuing along the joint line of said lots, S. 36-15 W. 107.5 feet to the beginning corner.

This property is subject to a 25 foot easement for the City of Greenville trunk sewer line along the rear of the property and a 10 foot easement on the eastern side of the lot for maintenance of this sewer line and subject to the easements as shown on the recorded plat.

(continued on back page)

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging 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 any other equipment or 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.

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