

FILED  
GREENVILLE CO. S. C.  
NOV 26 11 56 AM 1979  
DONNIE S. TANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE  
WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, JAMES L. FERGUSON and ALMA E. FERGUSON

(hereinafter referred to as Mortgagor) is well and truly indebted unto WUNDA WEVE FEDERAL CREDIT UNION

(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

Dollars \$ 25,000.00 due and payable  
Twenty-Five Thousand and No/100-----  
in One Hundred Twenty (120) installments of Three Hundred Sixteen and 75/100 (\$316.75) Dollars, the first payment to be made on December 29, 1979, and a like amount every month thereafter until the full amount has been paid.

with interest thereon from date at the rate of \_\_\_\_\_ per centum per annum, to be paid: monthly

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, as follows, to-wit:

ALL that certain piece, parcel or lot of land in the County of Greenville, State of South Carolina, on the north side of Loraine Drive and being known and designated as Lot 16 on revised map of Lots 34-47 MEADOWBROOK FARMS, made by C. O. Riddle, February, 1958, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book PP, at Page 113, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Loraine Drive at the joint corner of Lots 15 and 16 and runs thence along the line of Lot 15 N. 03-00 E. 151.3 feet to an iron pin; thence N. 87-00 W. 100 feet to an iron pin; thence along the line of Lot 17 S. 03-00 W. 151.3 feet to an iron pin on the north side of Loraine Drive; thence along Loraine Drive S. 87-00 E. 100 feet to the BEGINNING corner.

This is the identical lot of land conveyed the Mortgagors by Calvin N. Cox and Martha C. Cox by deed recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 907, at Page 64.

WUNDA WEVE FEDERAL CREDIT UNION  
Post Office Box 167  
Greenville, South Carolina 29602

STATE OF SOUTH CAROLINA  
RECORDS AND DEEDS DIVISION  
DOCUMENTARY  
STAMP  
\$ 10.00  
NOV 26 1979

Together with all and singular rights, members, herditaments, 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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