

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF Greenville

To All Whom These Presents May Concern:

We, Clifton Ferguson and Aillen Ferguson

SEND GREETING:

WHEREAS, we the said Clifton Ferguson and Aillen Ferguson in and by our certain promissory note in writing of even date with these Presents, are well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of Twenty one hundred and no/100 (\$ 2,100.00) Dollars, with interest from the date hereof at the rate of seven per cent (7 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

Thirty three and 60/100 (\$ 33.60) dollars due and payable on the 5th day of each and every calendar month hereafter until the full principal sum, with interest and all costs, insurance, and expenses incurred in connection with said loan, has been paid, said monthly payments to be applied first to the payment of interest, and then to payment of principal, costs, expenses and insurance, if any, incurred; and said note further providing that if at any time any portion of the principal or interest due hereunder shall be past due and unpaid for a period of sixty (60) days, or upon failure to comply with any of the by-laws of said Association, or with any of the stipulations of this mortgage, the whole amount due under said note, shall at the option of the holder become immediately due and payable, and said note further providing for a reasonable attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and collectible as a part thereof, if the same be placed with an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind.

KNOW ALL MEN BY THESE PRESENTS, That we the said Clifton Ferguson and Aillen Ferguson, in consideration of the said debt and sums of money aforesaid, and for the better securing the payment thereof to the said CITIZENS BUILDING & LOAN ASSOCIATION, Greer, S. C., according to the terms of the said note, and also in consideration of the further sum of Three (\$3.00) Dollars to us the said mortgagor in hand well and truly paid by the said mortgagee, at and before the sealing and delivery of these Presents (receipt of which is hereby acknowledged), have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., its successors and assigns:

That certain lot, parcel or tract of land, with all improvements now constructed thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Chicks Springs Township, bounded and described as follows:

Beginning at a stake on a proposed road in the Town of Taylor on lands of Sara E. Adams, lying between the Southern Railway Company's Right-of-way and Marrowbone Creek, said proposed road being on that part of Sara E. Adams land which lies between the properties of John Skinner and Raines, said stake being a corner between lots Nos. 5 and 6 as shown on plat of property of Sara E. Adams; thence S. 5-23 E. 63.75 feet along said proposed road to a stake; thence S. 85-00 E. 140 feet to an iron pin, this pin also being a corner of property of John Skinner; and Sara E. Adams; thence N. 5-00 E. 62.5 feet to a stake on property line of John Skinner; thence N. 85-00 W. 151.4 feet to point of beginning, said lot being No. 6 of plat of property of Sara E. Adams.

This is the same piece of land conveyed to us from Lillian McBee by DEED dated September 2nd, 1950 and recorded in R.M.C. Office for Greenville County in Book 418, page 283.