

BOOK 569 PAGE 262

THE STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE,

To All Whom These Presents May Concern: I, Robert D. Ferguson
SEND GREETING:

Whereas, I, the said Robert D. Ferguson
in and by my certain promissory note in writing, of even date with these
Presents, am well and truly indebted to V.R. Clark

in the full and just sum of FIVE HUNDRED AND NO/100 DOLLARS

, to be paid \$35.00 monthly, commencing August 1, 1953 and
a like amount on the first of each month thereafter until paid in full;
with the right to anticipate

, with interest thereon from date
at the rate of SIX per centum per annum, to be computed and paid monthly

until paid in full: all interest not paid when due to bear
interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid,
the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who
may sue thereon and foreclose this mortgage; and in case said note, after its maturity, should be placed in the
hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof
necessary for the protection of his interests to place and the holder should place the said note or this mortgage
in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises
to pay all costs and expenses including 10 per cent. of the indebtedness as attorneys' fees, this to be added to
the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, That I, the said Robert D. Ferguson
, in consideration of the said debt and
sum of money aforesaid, and for the better securing the payment thereof to the said V.R. Clark
according to the terms of the said note, and also in
consideration of the further sum of Three Dollars, to me, the said Robert D. Ferguson
, in hand well and truly paid by the said V.R. Clark
at and before the signing 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 V.R. Clark
his heirs and assigns:

ALL that piece, parcel or lot of land in Bates Township, Greenville County,
State of South Carolina located about one mile west from Renfrew Bleachery
and being a part of a tract of land conveyed to V.R. Clark by I. H. Philpot
by deed dated April 18, 1950 and recorded in R.M.C. Office for Greenville
County, South Carolina in Book 408 at page 48, and being a part of the
land of Lake Duncan and designated at lot no. 30, according to plat of I.H.
Philpot property made by H.L. Donahoo, December 6 and 7, 1949 and being more
particularly described as follows:

BEGINNING at a stake on NW/s of newly cut road, joint front corner of
tracts nos. 29 and 30 and running thence along the line of lot 29 N.17-30
W.807' to a stake, joint rear corners of lots 29 and 30; thence N.58-30 E.