



State of South Carolina } MORTGAGE OF REAL ESTATE
COUNTY OF Greenville

To All Whom These Presents May Concern:

We, T. C. Ferguson and Lila Mae Ferguson, of Greenville, SEND GREETINGS:

WHEREAS we the said T. C. Ferguson and Lila Mae Ferguson

in and by our certain promissory note, in writing, of even date with these presents are well and truly indebted to FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, in the

full and just sum of Twelve Thousand and No/100 - - - - - (\$ 12,000.00)

Dollars, with interest at the rate of six (6%) per centum per annum, to be repaid in installments of

One Hundred, Twenty and No/100 - - - - - (\$ 120.00) Dollars upon the first day of each and every calendar month hereafter in advance, until the full principal sum, with interest has been paid, said monthly payments shall be applied first to the payment of interest, computed monthly on the unpaid balance, and then to the payment of principal; said note further providing that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty (30) days, or failure to comply with any of the By-Laws of said Association, or any of the stipulations of this mortgage, the whole amount due under said note, shall, at the option of the holder thereof, become immediately due and payable, who may sue thereon and foreclose this mortgage; said note further providing for ten (10%) per centum attorney's fee beside all costs and expenses of collection, to be added to the amount due on said note, and to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney, or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by said note, reference being thereunto had, will more fully appear.

NOW KNOW ALL MEN, That we, the said T. C. Ferguson and Lila Mae Ferguson

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, according to the terms of said note, and also in consideration of the further sum of Three Dollars to us,

the said T. C. Ferguson and Lila Mae Ferguson in hand well and truly paid by the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, 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 FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, the following described property, to-wit:

"All that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, and in Greenville Township, School District 10-C, on the northeast side of Parker Road, adjoining lands of Mrs. Lela S. Hodgens, Gladys Putman, et al., and being more particularly described as follows, to-wit:

"BEGINNING at an iron pin on the northeast side of Parker Road, at corner of 24.11 acre tract now or formerly belonging to W. M. Keler, et al., which tract is on the southeast side of said Parker Road, and running thence along the line of said Parker Road, N. 26 W. 3.55 chains to an iron pin in said Parker Road, at corner of other lands of Lela S. Hodgens; thence along line of said Hodgens land, N. 56-1/2 E. 2.83 chains to an iron pin; thence S. 31 E. 3.57 chains to an iron pin, at Ossie Hunt's corner; thence S. 56-1/2 W. 3.14 chains to an iron pin in Parker Road, the beginning corner, and containing one (1) acre, more or less; being the same land conveyed to us by Lela S. Hodgens by deed dated November 27th, 1939 and recorded in the R. M. C. office for Greenville County in Vol. 216, at page 343. "

This mortgage also covers the plumbing, electrical and heating fixtures now located on said premises, or to be installed thereon, which are hereby expressly agreed to be a part of the realty.

For Release for West Parker Rd, see Deed Book 519 Page 37 deed to Edward S. Crawford, et al.

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Lila Mae Ferguson
T. C. Ferguson
1939