

BOOK 699 PAGE 74

The State of South Carolina,

County of GREENVILLE

REC 4 9 49 AM 1958
ELLIE FARMWORK
R.M.C.

To All Whom These Presents May Concern:

T. C. FERGUSON

SEND GREETING:

Whereas, I, the said T. C. Ferguson

hereinafter called the mortgagor(s) in and by my certain promissory note in writing, of even date with these presents, am well and truly indebted to Arthur A. Cannon

hereinafter called the mortgagee(s), in the full and just sum of Four Thousand Five Hundred Forty Four and 39/100 ----- DOLLARS (\$ 4,544.39), to be paid two (2) years after date

, with interest thereon from date at the rate of six (6%) annually percentum per annum, to be computed and paid until paid in full; all interest not paid when due to bear interest at the same rate as principal.

And if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole amount evidenced by said note to become immediately due, at the option of the holder thereof, 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 its 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 ten (10%) per cent, of the indebtedness as attorney's 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 mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee(s) according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me, the said mortgagor(s) in hand and truly paid by the said mortgagee(s) at and before the signing of these Presents, the receipt thereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said

ARTHUR A. CANNON, his heirs and assigns, forever:

ALL that lot of land with the buildings and improvements thereon, in Grove Township, Greenville County, South Carolina, on the East side of Fork Shoals Road, approximately nine (9) miles from the City of Greenville, being shown as Tract No. 1 on Plat of property of W. G. Gresham, made by Dalton & Neves, Engineers, November 1925, and having, according to said plat the following metes and bounds, to wit:

BEGINNING at a stake at the intersection of Fork Shoals Road and a county road, and running thence with the center of Fork Shoals Road, N. 14-30 W. 715 feet to an iron pin; thence S. 81-15 E. 2300 feet to an iron pin in branch at corner of Tract No. 4, and running thence in a Westerly direction with said branch, 1010 feet, more or less to a stake; thence S. 3-30 W. 415 feet to an iron pin in center of county road; thence with said county road, N. 68-10 W. 709 feet to a stake; thence continuing with said road N. 85 W. 480 feet to the beginning point.

This is the same property conveyed to the mortgagor herein by deed of Arthur A. Cannon and this mortgage is given to secure a portion of the purchase price, and said mortgage is junior in rank to the lien of that mortgage given by Arthur A. Cannon to The First National Bank of Greenville, S. C., as Trustee under an agreement with Virginia Dobson Dillard, dated August 30, 1955, said mortgage being dated October 15, 1955, in the original amount of \$9,000.00, recorded in the RMC Office for Greenville County, S. C., in Mortgage Book 655, at page 310.

*Paid in full this 2nd day of April, 1958
Arthur A. Cannon*

*Witness
John M. Flynn
J. E. Austin*

*April 58
Ellie Farmwork
11:49 A 7645*