

State of South Carolina

COUNTY OF GREENVILLE

FILED GREENVILLE CO. S. C.

NOV 13 2 39 PM 1961

To All Whom These Presents May Concern:

OLLIE FARNSWORTH R. M. C.

We, Marie R. and Charles T. Ferguson

SEND GREETING.

WHEREAS, We the said Marie R. and Charles T. 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

One thousand seven hundred and no/100 - - - - (\$ 1,700.00 ) 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

Twenty six and 91/100 - - - - (\$ 26.91 ) 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 Marie R. and Charles T. 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 AND 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, being a subdivision known as McCain Heights, and designated as Lot # 11, according to plat of W. J. Riddle, Surveyor, March 22, 1939, Said plat recorded in Plat Book J, at page 59, R. M. C. Office for Greenville County and being more particularly described as follows:

BEGINNING at an iron pin on the east side of Williams Street, joint front corners of Lots numbers 11 and 12; thence N. 4-10 E. 100 feet to an iron pin; thence S. 76-45 E. 200 feet to an iron pin; thence S. 4-10 W. 100 feet to an iron pin; the joint rear corners of lots number 11 and 12; thence along the line of lot number 12; N. 76-45 W. 200 feet to an iron pin on Williams Street, the beginning corner.

This is the property conveyed to us by deed by J. Roy McCain, dated November 1, 1960, recorded in R. M. C. Office for Greenville County in Book 662, Page 362.

For Satisfaction to this Mortgage see R. & M. Book 1133 page 546

SATISFACTION OF RECORDS 8 DAY OF August 1961 Ollie Farnsworth R. M. C. FOR GREENVILLE COUNTY AR 155 3334