

MAY 28 3 59 PM 1963

STATE OF SOUTH CAROLINA,

County of Greenville

OLLIE FARNSWORTH R.M.C.

To all Whom These Presents May Concern:

WHEREAS I, Bruce E. Ferguson, of Greenville County, well and truly indebted to John E. Ferguson and Ruby R. Ferguson in the full and just sum of Four Thousand and No/100----- (\$ 4, 000. 00 ) Dollars; in and by my certain promissory note in writing of even date herewith, due and payable as follows: Fifty-Two and 57/100 - (\$ 52. 57) Dollars on the 1st day of June, 1963, and Fifty-Two and 57/100 - (\$ 52. 57) Dollars on the 1st day of each and every succeeding calendar month thereafter until paid in full, which time will be eight (8) years from date, with payments applied first to interest and then to the remaining principal balance due from month to month,

with interest from date at the rate of six (6%) per centum per annum until paid; interest to be computed and paid monthly and if unpaid when due to bear interest at same rate as principal until paid, and I have further promised and agreed to pay ten per cent of the whole amount due for attorney's fee, if said note be collected by attorney or through legal proceedings of any kind, reference being thereunto had will more fully appear.

NOW, KNOW ALL MEN, That I, the said Bruce E. Ferguson

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof, according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me in hand well and truly paid at and before the sealing and delivery 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 John E. Ferguson and Ruby R. Ferguson, for and during the terms of their natural lives, and at the death of either, then to the survivor, his or her heirs and assigns forever.

All that piece, parcel or lot of land, with the improvements thereon, situate lying and being in or near Greenville, in the County of Greenville, South Carolina, and being more particularly described as Lot No. 344, Section 2, as shown on plat entitled "Subdivision for Abney Mills, Brandon Plant, Greenville, South Carolina," made by Dalton & Neves, Engineers, Greenville, S. C., February 1959, and recorded in the Office of the R. M. C. for Greenville County in Plat Book QQ at pages 56 to 59. According to said plat the within described lot is also known as No. 3 Furman Street and fronts thereon 75 feet.

The above described property is the same conveyed to me by Ethel R. McCall by deed of even date, to be recorded herewith.

TOGETHER with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, including all heating, plumbing and electrical fixtures, and any other equipment or fixtures now or hereafter attached, connected or fitted in any manner, it being the intention of the parties hereto that all such fixtures and equipment, other than household furniture, be considered a part of the realty.

TO HAVE AND TO HOLD, all and singular the said premises unto the said John E. Ferguson and Ruby R. Ferguson, for and during the terms of their natural lives, and at the death of either, then to the survivor, his or her heirs ~~Heirs~~ and Assigns forever.

And I do hereby bind myself, my Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, their Heirs and Assigns, from and against me, my Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.