

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

FILED GREENVILLE CO. S. C. BOOK 936 PAGE 478

OCT 7 11 40 AM 1963

CLERK

To All Whom These Presents May Concern:

We, Toy Ferguson and Kathleen P. Ferguson

SEND GREETING

WHEREAS, we the said Toy Ferguson and Kathleen P. 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

Two thousand five hundred and no/100 - - - (\$ 2,500.00) 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

Thirty-nine and 58/100 - - - - - (\$ 39.58) 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

Toy Ferguson and Kathleen P. Ferguson, 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, Chick Springs Township, in the town of Taylors, near the Southern Railway and South there from, being shown as lot No. 5 on a plat of property made for Sara E. Adams by Piedmont Engineering Co., recorded in Plat Book "S" at page 19, in the R. M. C. Office for Greenville County, and having the following courses and distances:

BEGINNING on an iron pin, joint corner of Lots Nos. 4 and 5 on said plat, on Jones Avenue, and runs thence with Jones Avenue S. 5-00 E. 62 feet to an iron pin; thence with common line of Lots Nos. 5 and 6 S. 85-00 E. 151.4 feet to a stake; thence N. 5-00 E. 60.9 feet to a stake, joint corner of lots nos. 4 and 5; thence N. 85-00 W. 162.6 feet to the beginning corner,