

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: DAVID W. FERGUSON AND HELEN B.

FILED
GREENVILLE CO. S. C.

APR 20 11 20 AM '71

OLLIE FARNSWORTH
R. H. C.

FERGUSON ----- (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of Thirteen thousand six hundred and no/100 ----- DOLLARS (\$ 13,600.00 ---), with interest thereon at the rate of seven & one-half per cent per annum as evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter modified by mutual agreement, in writing, the final maturity of which is twenty years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

"All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the northern side of Kathryn Court, near the City of Greenville, being shown as Lots 11 and 12, on a plat of Wachovia Forest, recorded in Plat Book NN at Page 88 and described as follows:

LOT 11: BEGINNING at an iron pin on the northern side of Kathryn Court at the joint front corner of Lots 11 and 12, and running thence with the line of Lot 12 N 0-31 E 165 feet to pin; thence S 89-29 E 70 feet to pin at rear corner of Lot 10; thence with the line of Lot 10 S 0-31 W 165 feet to pin on Kathryn Court; thence with the northern side of Kathryn Court, N 89-29 W 70 feet to the point of beginning.

LOT 12: BEGINNING at an iron pin on the northern side of Kathryn Court at the joint front corner of Lots 11 and 12, and running thence with the line of Lot 11 N 0-31 E 165 feet to pin; thence N 89-29 W 70 feet to pin in center of drainage easement; thence with the center line of said drainage easement, S 0-31 W 165 feet to pin on Kathryn Court; thence with the northern side of Kathryn S 89-29 E 70 feet to the point of beginning. Being the same premises conveyed to mortgagor by deed from Beverly Ann B. Finley to the Mortgagor, 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, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.