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OLLIE FARNSWORTH
R. M. C.

BOOK 1232 PAGE 61

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

We, Paul L. Ferguson and Catherine Ferguson hereinafter called the Mortgagor(s), SEND GREETING:

WHEREAS, the said Mortgagor(s) in and by our certain promissory note in writing, of even date with these Presents, are well and truly indebted to Ronald F. Hice, Sr, and Lavonia E. Hice

hereinafter called Mortgagee, in the full and just sum of One Thousand Eight Hundred and no/100 (\$1,800.00) - - - - - DOLLARS, to be paid at the rate of Fifty and no/100 dollars (\$50.00) per month in payment of principal and interest, payments first applied to interest and then to principal

with interest thereon from date at the rate of six per centum per annum, to be computed and paid monthly

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, the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case said note should be placed in the hands of an attorney for suit or collection the Mortgagor(s) agrees to pay all costs and expenses including a reasonable amount 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 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 according to the terms of the said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor(s) paid by the said Mortgagee at and before the signing 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 Mortgagee, all that certain piece, parcel or lot of land in Oneal Township, State and County aforesaid and being shown on plat of property made for R. Fred Hice, sold to Paul L. Ferguson by Terry T. Dill, surveyor, and having the following metes and bounds according to said plat, to wit:

BEGINNING at an iron pin on line of Curtis Howell land and running thence N. 21-30 W. 462 feet to an iron pin; thence N. 61-30 E., 217 feet to iron pin at corner of property of James Parris and Paul L. Ferguson and Catherine Ferguson; thence along line of Ferguson property, S. 31-20 E., 459 feet to iron pin on line of Curtis Howell, thence along Howell line S. 61-25 W. 297 feet to the beginning corner, containing 2.71 acres, more or less.

This being a portion of that property conveyed to Ronald F. Hice, Sr. and Lavonia E. Hice by L. E. Edwards by deed dated May 2, 1964 and recorded in Deed Book 748, page 122, R. M. C. Office for Greenville County.

This is the same property conveyed to us by Ronald F. Hice, Sr. and Lavonia E. Hice by deed dated April 13, 1972, to be recorded in the R. M. C. Office for Greenville County.