

GREENVILLE CO. S. C.  
MORTGAGE OF REAL ESTATE - Prepared by EDWARDS & McPHERSON, Attorneys at Law  
STATE OF SOUTH CAROLINA - Greenville, S. C. - Greer, S. C.  
COUNTY OF GREENVILLE } OLLIE FARNSWORTH  
R. H. C.

BOOK 1236 PAGE 563

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Horace M. Ferguson and Jeanette D. Ferguson

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & Trust Company

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Five Thousand Six Hundred Fifty-Eight and 24/100ths ----- Dollars (\$ 5,658.24 ) due and payable in 48 monthly installments of One Hundred Seventeen and 88/100ths (\$117.88) Dollars commencing on the 1st day of July, 1972 and on the same date of each successive month thereafter,

maturity

with interest thereon from ~~1972~~ at the rate of 8 per centum per annum, to be paid:

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, and being designated as Lot No. 19 on a plat of Cole Acres, property of W. E. McCain by Madison H. Woodward, R. E., recorded September 6, 1946 in Plat Book "P" at Page 73 in the RMC Office for Greenville County, S. C. and being more particularly described as follows:

BEGINNING at an iron pin on the south side of Butler Avenue, at the joint front corner of Lot Nos. 18 and 19, and thence along the south side of Butler Avenue, S. 78-00 E. 118.2 feet to an iron pin; thence S. 30-00 W. 209.8 feet to an iron pin, thence along the line of Lot No. 20, N. 78-00 W. 49.4 feet to an iron pin, the joint rear corner of Lot Nos. 18 and 19; thence along the line of Lot No. 18, N. 10-46 E. 200.4 feet to the beginning corner, and being all of Lot No. 19, according to said plat.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting 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.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.