

FILED
GREENVILLE CO. S. C.

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BOOK 1274 PAGE 715

SOUTH CAROLINA

ROBERT S. TAYLOR
R.S.C.

MORTGAGE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

WHEREAS:

Clarence Lee Ferguson, Jr.
Greenville, South Carolina

of
, hereinafter called the Mortgagor, is indebted to

THOMAS & HILL, INC., a corporation organized and existing under the laws of the State of West Virginia, hereinafter called Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Sixteen Thousand Three Hundred and no/100ths-- Dollars (\$ 16,300.00), with interest from date at the rate of seven per centum (7 %) per annum until paid, said principal and interest being payable at the office of Thomas & Hill, Inc., 950 Kanawha Boulevard, East in Charleston, West Virginia, 25327, or at such other place as the holder of the note may designate in writing delivered or mailed to the Mortgagor, in monthly installments of One Hundred Eight and 56/100ths-- Dollars (\$ 108.56), commencing on the first day of July, 1973, and continuing on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of May, 2003.

Now, KNOW ALL MEN, that Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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, assigned, and released, and by these presents does grant, bargain, sell, assign, and release unto the Mortgagee, its successors and assigns, the following-described property situated in the county of Greenville State of South Carolina; on the southwestern side of Harrison Street, being known and designated as Lots Nos. 26, 27 and part of Lot. No. 18 as shown on plat entitled PROPERTY OF ETHEL Y. PERRY ESTATE and recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book "K" at Page 303, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Harrison Street at the joint front corner of Lots Nos. 20 and 26 and running thence S. 87-02 W. 128 feet to an iron pin; thence S. 89-03 W. 60 feet to an iron pin; thence N. 2-25 W. 60 feet to an iron pin; thence N. 89-03 E. 8.3 feet to an iron pin; thence N. 28-27 W. 38.5 feet to an iron pin at the joint rear corner of Lots Nos. 27 and 28; thence with the common line of said Lots, N. 84-02 E. 160 feet to an iron pin on the southwestern side of Harrison Street; thence with the southwestern side of said Street, S. 22-38 E. 111 feet to the point of beginning.

"The grantor(s) covenant(s) and agree(s) that should this security instrument or note secured hereby be determined ineligible for guaranty under the Servicemen's Readjustment Act within thirty (30) days from the date hereof (written statement of any officer or authorized agent of the Veterans Administration declining to guarantee said note and/or this security instrument being deemed conclusive proof of such ineligibility) the present holder of the note secured hereby or any subsequent holder thereof may, at its option, declare all notes secured hereby immediately due and payable."

Together with all and singular the improvements thereon and the rights, members, hereditaments, and appurtenances to the same belonging or in anywise appertaining; all the rents, issues, and profits thereof (provided, however, that the Mortgagor shall be entitled to collect and retain the said rents, issues, and profits until default hereunder); all fixtures now or hereafter attached to or used in connection with the premises herein described and in addition thereto the following described household appliances, which are and shall be deemed to be, fixtures and a part of the realty and are a portion of the security for the indebtedness herein mentioned;