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GREENVILLE CO. S. C.

JUN 29 12 49 PM '73

DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE OF REAL ESTATE

REGULATION NO. 22
COMPLETED WITH
State of South Carolina,
County of ~~ANDERSON~~
GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, James A. Ferguson and Louise M. Ferguson, -----

----- of the County and State aforesaid, hereinafter, whether one or more, called the Mortgagor, SEND GREETINGS:

WHEREAS, the Mortgagor in and by a certain promissory note, in writing of even date with these presents is well and truly indebted to THE PERPETUAL BUILDING AND LOAN ASSOCIATION OF ANDERSON, of the County and State aforesaid, a body corporate under the laws of the State of South Carolina, in the full and just sum of **Twenty-two Thousand (\$22,000.00)** ----- Dollars,

with interest at the rate of ----- **7 1/2%** ----- per centum per annum, to be repaid in installments of **One Hundred Sixty-three and no/100** ----- (\$ **163.00** -----) Dollars upon the first day of each and every calendar month hereafter until the full principal sum, with interest has been paid, said monthly payments to be applied first to the payment of interest, computed, and paid monthly on the unpaid balance, and then to the payment of principal; said note further providing that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty (30) days, or upon the breach of any of the stipulations of this mortgage, the whole amount due under said note, shall, at the option of the holder thereof, become immediately due and payable; 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 to be collectible as a part thereof, if the same, while past due, be placed in the hands of an attorney for collection, as in and by said note, reference being thereunto had, will more fully appear.

NOW, KNOW ALL MEN, That the said Mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said THE PERPETUAL BUILDING AND LOAN ASSOCIATION OF ANDERSON, according to the terms of said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor in hand well and truly paid by the said THE PERPETUAL BUILDING AND LOAN ASSOCIATION OF ANDERSON, at and before the signing 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 said THE PERPETUAL BUILDING AND LOAN ASSOCIATION OF ANDERSON, the following described property, to-wit:

All that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, on the Southern side of Don Drive, being known and designated as Lot No. Sixty-three (63), Section A, according to map of Gower Estates Subdivision as shown on plat thereof being recorded in the R.M.C. Office for Greenville County in Plat Book QQ at Pages 146 and 147, and having according to said Plat, the following metes and bounds, to-wit: BEGINNING at an iron pin on the Southern side of Don Drive, joint front corner of Lots Nos. 63 and 64; and running thence with the joint line of said lots, S. 0-43 W. 180 feet to an iron pin; thence S. 76-41 E. 66 feet to an iron pin, joint rear corner of Lots Nos. 62 and 63; thence with the joint line of said lots, N. 17-17 E. 178.8 feet to an iron pin on the Southern side of Don Drive; thence with said drive, N. 74-26 W. 78.1 feet to iron pin; thence continuing with said drive, N. 85-09 W. 40 feet to the beginning corner. This is the same lot of land conveyed unto James A. Ferguson and Louise M. Ferguson by deed of Frederick W. Duthie and Ann F. Duthie, dated June ____, 1973, duly of record in the R.M.C. Office for Greenville County, South Carolina.