

JUN 29 4 38 PM '79

MORTGAGE

DONNIE S. TANKERSLEY  
R.M.C.

THIS MORTGAGE is made this ..... day of .....  
19....., between the Mortgagor, Carl G. Ferguson and Dorothy D. Ferguson  
(herein "Borrower"), and the Mortgagee, South Carolina  
Federal Savings & Loan Association  
under the laws of United States of America, whose address is 1500 Hampton Street  
Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of ~~and No/100 (\$36,000.00)~~ Thirty-Six Thousand and  
Dollars, which indebtedness is evidenced by Borrower's note  
dated ..... (herein "Note"), providing for monthly installments of principal and interest,  
with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2006

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the  
payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this  
Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment  
of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein  
"Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and  
assigns the following described property located in the County of Greenville  
State of South Carolina:

Being all that certain piece, parcel or lot of land, situate, lying and being in  
the City of Greenville, County of Greenville, South Carolina, lying on the  
northerly side of Long View Terrace and known and designated as Lot No. 17 on  
plat of Estate of J. T. Blassingame, said plat recorded in the RMC Office of  
Greenville County in Plat Book J, Page 117, and having according to said plat the  
following metes and bounds, to wit:

BEGINNING at an iron pin on the northerly side of Longview Terrace, joint front  
corner of Lots 17 and 18, and running with the common line of said lots, N. 26-13  
W. 175 feet to a point, joint rear corner of Lots 17 and 18; thence S. 64-30 W.  
71 feet to joint rear corner of Lots 16 and 17; thence with the common line of  
said lots, S. 26-13 E. 175 feet to a point on Longview Terrace; thence with Longview  
Terrace, N. 64-30 E. 71 feet to the point of Beginning.



which has the address of .5 Longview Terrace ..... Greenville.....  
South Carolina (Street) (City)  
..... (herein "Property Address");  
(State and Zip Code)

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improve-  
ments now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral,  
oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the  
property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the  
property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this  
Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage,  
grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend  
generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions  
listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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