

1409 PAGE 289
United Federal Savings and Loan Association

Fountain Inn, South Carolina
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

ss: **MORTGAGE**
Of Real Estate

RONNIE S. TANKERSLEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

RUTH FERGUSON and THOMAS FERGUSON, JR.

(hereinafter referred to as Mortgagor) SEND(S) GREETING:
WHEREAS, the Mortgagor is well and truly indebted unto UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF Fountain Inn, S. C., (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 Nineteen Thousand Five and 37/100

DOLLARS (\$ 19,005.37), with interest thereon from date at the rate of Eight and one-half per centum per annum, said principal and interest to be paid as therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable.
March 1, 1997

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 hereby grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

All that 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, situate, lying and being on the Southwest side of Boling Road, Greenville County, S. C., being shown and designated as Lot 19 on a Plat of Plantation Estates, property of Dempsey Real Estate Company, Inc., made by Campbell & Clarkson, Surveyors, Inc., dated December 16, 1971, and recorded in the R. M. C. Office for Greenville County in Plat Book 4-N, Page 48, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwest side of Boling Road, at the joint front corner with property of Dempsey and running thence with the Dempsey property line, S. 56-06 W., 250 ft. to an iron pin; thence S. 49-54 E., 100 ft. to an iron pin on property line of Plantation Estates; thence with the line of Plantation Estates, N. 56-06 E., 250 ft. to an iron pin on the Southwestern side of Boling Road; thence with the side of said Road, N. 49-54 W., 100 ft. to an iron pin being the point of beginning.

This is the same property conveyed to their mortgagors by deed to be recorded herewith in the R. M. C. Office for Greenville County, South Carolina, property conveyed from Alma B. Smiley.

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