

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OCT 6 2 57 PM '77

MORTGAGE OF REAL ESTATE

JOHNIE S. TANKERSLEY TO ALL WHOM THESE PRESENTS MAY CONCERN:
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WHEREAS, THOMAS FERGUSON, JR AND RUTH FERGUSON

(hereinafter referred to as Mortgagor) is well and truly indebted unto COMMUNITY BANK

(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 Four Thousand Two Hundred Ninety and 84/100 and 84/100

Dollars (\$ 4,290.84) due and payable

In accordance with terms of note of even date hereof

including

interest thereon from date hereof at the rate of seven 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:

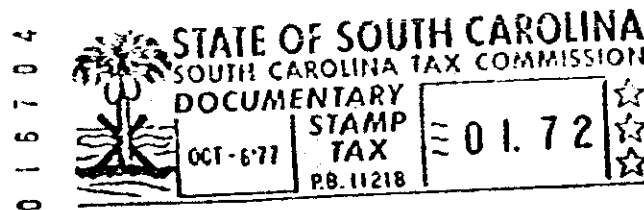
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of

ALL that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, on the Southwest side of Boling Road, being shown and designated as Lot 19 on 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 feet to an iron pin being the point of beginning.

This is the same property conveyed to mortgagors by deed of Alma B. Smiley, recorded in the R.M.C. Office for Greenville County in Deed Book 1064, Page 315 recorded September 7, 1977.

This mortgage is junior to that lein of United Federal Savings and Loan Association recorded in the R.M.C. Office for Greenville County in Book 1409 at Page 289 on September 7, 1977.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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 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.

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