

REAL ESTATE MONTHLY INSTALLMENT MORTGAGE

State of South Carolina,

County of Greenville

BOOK 1420 PAGE 317

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

Whereas, I, we the said Johnnie Ferguson and Edith S. Ferguson hereinafter called Mortgagor, in and by my, our certain note or obligation bearing even date herewith, stand indebted, firmly held and bound unto the Citizens and Southern National Bank of South Carolina, Greenville, S. C., hereinafter called Mortgagee, the sum of \$5591.37 plus interest as stated in the note or obligation, being due and payable in 60 equal monthly installments commencing on the 31st day of January, 1978 and on the same date of each successive month thereafter.

Said note provides that past due principal and/or interest shall bear interest at the rate of seven (7%) per cent per annum as reference being had to said note will more fully appear; default in any payment of either principal or interest to render the whole debt due at the option of the Mortgagee or holder hereof. Forbearance to exercise this right with respect to any failure or breach of the maker shall not constitute a waiver of the right as to any subsequent failure or breach. Both principal and interest are payable in lawful money of the United States of America

at the office of the Mortgagee at Greenville, South Carolina, or at such other place as the holder hereof may from time to time designate in writing

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 Mortgagee according to the terms of the 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 Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents DO GRANT, bargain, sell and release unto the said Mortgagee the following described real estate, to-wit:

All that lot of land situate near the city of Greenville County of Greenville, State of South Carolina & being known as a portion of lots no. 42, 43, and 44 according to the plat of Washington Heights made by McDowell and Moore dated December, 1944 and recorded in the RMC Office for Greenville County in Plat Book M at page 107 and having according a more recent survey by T. C. Adams dated December 8, 1954, entitled property of Johnnie Ferguson of record in the RMC Office for Greenville County in Plat Book III at page 181 the following metes and bounds to wit:

BEGINNING at an iron pin on the northern side of Washington Loop, which iron pin is situate 14.9 feet east of the joint front corner of lots No. 42 and 43 and which iron pin is situate 1174.2 feet west of the intersection of Washington Loop and Pine Street and running thence along the northern side of Washington Loop, N. 69-45 W. 50.2 feet to an iron pin (which iron pin is situate 10 feet east of the joint front corner of lots 43 and 44) thence N. 7-50 E. 136.5 feet to an iron pin in the rear line of Lot 44 (which iron pin is situate 8.7 feet west of the joint rear corner of lots # 43 and 44; thence S. 67-00 E. 79.7 feet to an iron pin on the rear line of lot no. 42; thence through the line of lot No. 42, S. 20-15 W. 129.2 feet to an iron pin, point of beginning.

This is the same property conveyed to Johnnie Ferguson and Edith S. Ferguson by J.H. Mauldin recorded in the RMC Office Book 598, page 113 Derivation: Johnnie Ferguson, 7-8-58 Deed Book 601 page 352

Mortgagees Address: C & S National Bank, P.O. Box 1449, Greenville, S.C.



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