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GREENVILLE CO. S. C.
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MORTGAGE

BOOK 1458 PAGE 79

DONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 21st day of FEBRUARY 1979, between the Mortgagor, CHARLES O. FERGUSON & CHRISTINE JACKSON FERGUSON (herein "Borrower"), and the Mortgagee, UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN, a corporation organized and existing under the laws of the United States of America, whose address is 201 Trade Street, Fountain Inn, S. C. 29644 (herein "Lender").

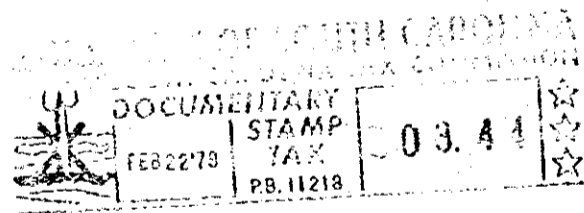
WHEREAS Borrower is indebted to Lender in the principal sum of EIGHT THOUSAND, FIVE HUNDRED TWENTY ONE AND 19/100 (\$8,521.19) Dollars, which indebtedness is evidenced by Borrower's note dated (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 1986;

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:

All that lot of land in the State of South Carolina, County of Greenville, being known and designated as Lot 28 on a Plat of Trammell Heights, recorded in Plat Book EE, at Page 28, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western edge of Davis Drive, at the joint front corner of Lots 27 and 28, and running thence N. 82-30 E. 189.6 feet to an iron pin on line of Lot 29; thence with the line of Lot 29, N. 8-45 W. 88 feet to an iron pin; thence N. 68-50 E. 180 feet to an iron pin the western edge of Davis Drive; thence with the edge of said drive, S. 14-48 E. 131.6 feet to the point of beginning.

This is the same property conveyed to W. Mason Riddle by Deed of Louise M. Reeves dated September 14, 1966, and recorded in the R.M.C. Office for Greenville County, South Carolina, in deed book 806, at page 57. W. Mason Riddle died testate as shown by Apartment 1500, File 17 in the Office of Probate Court for Greenville County, leaving as his beneficiary the Grantor herein named, who inherited all interest in said property.



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which has the address of 28 Davis Drive, Trammell Hgts, Greenville, South Carolina (herein "Property Address");

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements 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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