

MORTGAGE OF REAL ESTATE -

BOOK 1530 PAGE 616

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

FILED TO ALL WHOM THESE PRESENTS MAY CONCERN:  
GREENVILLE CO. S.C.

JAN 21 4 15 PM '81

WHEREAS, Bruce E. Ferguson  
JONNIE S. TANKERSLEY

(hereinafter referred to as Mortgagor) is well and truly indebted unto the Greenville County Redevelopment Authority

(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 Seven Thousand Four Hundred Fifty and no/100----- Dollars (\$7,450.00---) due and payable

with interest thereon from said date at the rate of Three per centum per annum, to be paid: monthly

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 Greenville

ALL that certain piece, parcel or lot of land, with all improvements thereon, lying and being in the State of South Carolina, County of Greenville, being known as Lot 344, Section 2 on plat recorded in Plat Book "00" at Page 56 through 59, by Dalton & Neves entitle "Subdivision for Abney Mills, Brandon Plant" being known as 3 Furman Street with a frontage of 75 feet.

DERIVATION: This being the same property conveyed to the Mortgagor herein by virtue of a deed from Ethel R. McCall recorded in Deed Book 723 at Page 531 on May 28, 1963 in the RMC Office for Greenville County, South Carolina.

RECORDED IN GREENVILLE COUNTY SOUTH CAROLINA  
RECORDS SECTION  
RECEIVED JAN 21 1981  
\$ 03.00

Greenville County Redevelopment Authority  
Bankers Trust Plaza, Box PP-54  
Greenville, SC 29601

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 such 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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