



MORTGAGE

THIS MORTGAGE is made this 13th day of August, 1981, between the Mortgagor, Thomas C. Ferguson and Sihyl M. Ferguson (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixteen Thousand Seven Hundred Twenty Eight Dollars & Sixty Cents Dollars, which indebtedness is evidenced by Borrower's note dated August 13, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 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 piece, parcel or lot of land in Paris Mountain Township, Greenville, County, State of South Carolina, on the White Horse Road, being a portion of Tract No. 6 on Plat of property of Mrs. Saphronia Lynn Simpson, according to plat and survey by C. C. Jones and Associates, Engineers, made January 6, 1955.

BEGINNING at an iron pin on the White Horse Road, at corner of Tiny Hester, and running thence with White Horse Road N. 36-48 W. 105 feet to iron pin; thence with other property of the grantors S. 63-37 W. 201.7 feet to iron pin; thence still with line of the grantor S.36-15 E. 125 feet to iron pin at Tiny Hester's corner; and thence with line of Tiny Hester N. 53-00 E. 200 feet to the beginning corner.

DERIVATION CLAUSE: This is the same property conveyed by Sarah S. McCrary by deed dated 1-21-55 recorded 1-24-55 in volume no. 517 at page no. 21.

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which has the address of Route 3 Box 165 White Horse Rd, Greenville, S.C. 29609 (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 seized 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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