

GR... PH '82
WERSLEY

MORTGAGE

BOOK 1576 PAGE 892

THIS MORTGAGE is made this 30th day of July 19. 82, between the Mortgagor, Thomas E. Ferguson and Bridget M. Ferguson (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of South Carolina, whose address is Post Office Box 10148, Greenville, South Carolina 29603 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Seven Thousand Five Hundred and NO/100 (\$57,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 30, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2012

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, with all buildings and improvements thereon, situate, lying and being on the southern side of White Oak Drive, in Greenville County, South Carolina, being shown and designated as Lot No. 87 on a plat entitled PINE BROOK FOREST, made by Charles K. Dunn, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4X at pages 48 and 49, reference to which plat is hereby craved for the metes and bounds thereof.

This is the same property conveyed to the Mortgagor by deed of Edgar Thomas Leahey and Carol L. Leahey by deed dated July 26, 1982 and recorded in the R.M.C. Office for Greenville County simultaneously herewith.

RECORDED IN THE PUBLIC RECORDS OF GREENVILLE COUNTY, SOUTH CAROLINA
BOOK 1576 PAGE 892
JUL 30 1982
\$ 57,500.00

which has the address of 116 Brook Drive Mauldin 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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