

State of South Carolina

FILED  
GREENVILLE S.C.

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County of

GREENVILLE

DEC 31 12 41 PM '83  
R.M.C. (S) SLEW

Mortgage of Real Estate

THIS MORTGAGE made this 23rd day of December, 1983.

by Willie Ferguson and Bernice Ferguson

(hereinafter referred to as "Mortgagor") and given to SOUTHERN BANK & TRUST CO.

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 1329, Greenville, South Carolina, 29602

WITNESSETH:

THAT WHEREAS, Willie Ferguson and Bernice Ferguson are indebted to Mortgagee in the maximum principal sum of Two Thousand Six Hundred and No/100----- Dollars (\$ 2,600.00-----), which indebtedness is evidenced by the Note of Willie Ferguson and Bernice Ferguson of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is December, 1985 after the date hereof, the terms of said Note and any agreement modifying it are incorporated herein by reference.

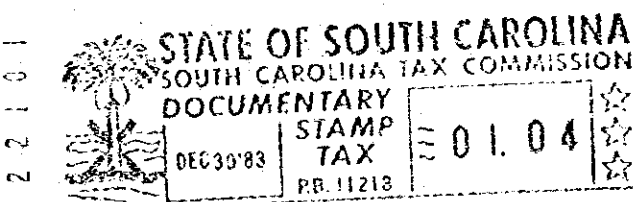
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-50, as amended, Code of Laws of South Carolina (1976): (i) all future advances and readvances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all renewals and extensions thereof; and (ii) all other indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether direct or indirect, the maximum amount of all indebtedness outstanding at any one time secured hereby not to exceed \$ 2,600.00, plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorney's fees, has granted, bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property:

ALL that certain piece, parcel or lot of land in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot 138 on a Plat No. 3 of Overbrook Land Company and Woodville Investment Company, recorded in Plat Book F, at Page 218, in the RMC Office for Greenville County and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Woodville Avenue at the joint front corner of Lots 138 and 139 and running thence with the line of Lot 139, N. 50-45 E. 153.6 feet to an iron pin; thence, S. 39-28 E. 40 feet to an iron pin at the joint rear corner of Lots 137 and 138; thence with the line of Lot 137, S. 43-08 W. 150 feet to an iron pin on Woodville Avenue; thence with said Avenue, N. 44-00 W. 60 feet to the point of beginning.

This is the same property conveyed to Willie Ferguson and Bernice Ferguson by deed of Furman Ray Gray dated March 8, 1972, and recorded on March 13, 1972, in the RMC Office for Greenville County, South Carolina, in Deed Book 938, at Page 127.

The lien of this mortgage is junior and inferior to the lien of that mortgage given to C. D. Wilson & Co. in the original amount of \$13,500.00 as recorded in the RMC Office for Greenville County, South Carolina, in REM Book 1225, at Page 323.



TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto);

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