

Amount Financed - 16,243.27

MORTGAGE OF REAL ESTATE - - SOUTH CAROLINA

Vol. 1058 Page 803

This Mortgage

made this 6th day of April, 19 84, between

JOHNNIE FERGUSON AND EDITH S. FERGUSON

APR 11 1984

called the Mortgagor, and DONNIE S. CREDIT THRIFT OF AMERICA, INC. hereinafter called the Mortgagee.

WITNESSETH

WHEREAS, the Mortgagor in and by his certain promissory note in writing of even date herewith is well and truly indebted to the Mortgagee in the full and just sum of Twenty Eight Thousand Seven Hundred Nine Dollars and 24/100 28709.24 Dollars (\$ 28709.24), with interest from the date of maturity of said note at the rate set forth therein, due and payable in consecutive installments of \$ 1 at \$373.87 83 at \$341.39 each, and a final installment of the unpaid balance, the first of said installments being due and payable on the 15th day of May, 19 84, and the other installments being due and payable on

- XX the same day of each month
of every other week
of each week
the and day of each month

until the whole of said indebtedness is paid.

If not contrary to law, this mortgage shall also secure the payment of renewals and renewal notes hereof together with all Extensions thereof, and this mortgage shall in addition secure any future advances by the Mortgagee to the Mortgagor as evidenced from time to time by a promissory note or notes.

NOW THEREFORE, the Mortgagor, in consideration of the said debt and sum of money aforesaid, and for better securing the payment thereof, according to the terms of the said note, and also in consideration of the further sum of \$3.00 to him in hand by the Mortgagee at and before the sealing and delivery of these presents hereby bargains, sells, grants and releases unto the Mortgagee, its successors and assigns, the following described real estate situated in

GREENVILLE County, South Carolina:

ALL that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, on the south side of Reid School Road, being known and designated as Lot no. 81 on plat of Edwards Forest Heights, prepared by Jones Engineering Services, February, 1967 and recorded in the RMC Office for Greenville County in Plat Book 000 at Page 89, and having to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Reid School Road, at the joint front corner of Lots Nos. 80 and 81, and running thence along the joint line of said lots, S. 1-29 E. 178.5 feet to an iron pin at the joint rear corner of said lots; thence along the rear line of Lot No. 81, S. 88-31 W. 100 feet to an iron pin at the joint rear corner of Lot Nos. 81 and 82; thence along the joint line of said lots, N. 1-29 W. 178.5 feet to an iron pin at the joint front corner of Lots Nos. 81 and 82 on the south side of Reid School Road, thence along the south side of Reid School Road, N. 88-31 E. 100 feet to the beginning corner.

This being the identical property conveyed to the Grantors herein by deed of John W. Cauley, dated October 1, 1974, and recorded October 2, 1974, in Greenville County Deed Book 1007 at Page 641.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances easements and rights of ways, if any, affecting the above described property.

This being the same property conveyed to Johnnie Ferguson and Edith S. Ferguson by Deed of Paul G. Pinkston, III and Judy P. Pinkston recorded November 29, 1976 in Deed Book 1046 at Page 947.

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining, or that hereafter may be erected or placed thereon.

TO HAVE AND TO HOLD all and singular the said premises unto the Mortgagor, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

If not prohibited by law or regulation, this mortgage and all sums hereby secured shall become due and payable at the option of the mortgagee and without notice to mortgagor forthwith upon the conveyance of mortgagor's title to all or any portion of said mortgaged property and premises, or upon the vesting of such title in any manner in persons or entities other than, or with, mortgagor unless the purchaser or transferee assumes the indebtedness secured hereby with the consent of the mortgagee.

If this mortgage is subject and subordinate to another mortgage, it is hereby expressly agreed that should any default be made in the payment of any installment of principal or of interest on said prior mortgage, the holder of this mortgage may pay such installment of principal or such interest and the amount so paid with legal interest thereon from the time of such payment may be added to the indebtedness secured by this mortgage and the accompanying note shall be deemed to be secured by this mortgage, and it is further expressly agreed that in the event of such default or should any suit be commenced to foreclose said prior mortgage then the amount secured by this mortgage and the accompanying note shall become and be due and payable at any time thereafter at the sole option of the owner or holder of this mortgage.

The Mortgagor covenants and agrees as follows:

- 1. To pay all sums secured hereby when due.
2. To pay all taxes, levies and assessments which are or become liens upon the said real estate when due, and to exhibit promptly to the Mortgagee the official receipts therefor.
3. To provide and maintain fire insurance with extended coverage endorsement, and other insurance as Mortgagee may require, upon the building and improvements now situate or hereafter constructed in and upon said real property, in companies and amounts satisfactory to and with loss payable to the Mortgagee; and to deliver the policies for such required insurance to the Mortgagee.
4. In case of breach of covenants numbered 2 or 3 above, the Mortgagee may pay taxes, levies or assessments, contract for insurance and pay the premiums, and cause to be made all necessary repairs to the buildings and other improvements, and pay for the same. Any amount or amounts so paid out shall become a part of the debt secured hereby, shall become immediately due and payable and shall bear interest at the highest legal rate from the date paid.
5. That Mortgagor (i) will not remove or demolish or alter the design or structural character of any building now or hereafter erected upon the premises unless Mortgagee shall first consent thereto in writing; (ii) will maintain the premises in good condition and repair; (iii) will not commit or suffer waste thereof; (iv) will not cut or remove nor suffer the cutting or removal of any trees or timber on the premises (except for domestic purposes) without Mortgagee's written consent; (v) will comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting the premises, and will not suffer or permit any violation thereof.

