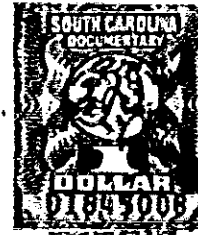


Amount Financed: \$2,478.72

FILED 1533 PAGE 123
REAL ESTATE MORTGAGE
Book & Page
RMC



0123

THE STATE OF SOUTH CAROLINA)
COUNTY OF Greenville)

TO ALL WHOM THESE PRESENTS MAY CONCERN: Dorothy L. Ferguson and Bobbie Ann Ferguson
of the County of Greenville, State of South Carolina, hereinafter called the Mortgagors, send greeting:

WHEREAS, the said Mortgagors are justly indebted to FINANCE ONE OF SOUTH CAROLINA, INC., hereinafter called the Mortgagee, and have given their promissory Note therefore bearing even date herewith, whereby they have promised to pay to the Mortgagee in accordance with its terms the Actual Amount of Loan of \$3,460.24, together with interest on unpaid balances, it being hereby expressly agreed that upon default in the payment of said note or of any charge in connection therewith, or of insurance premiums, taxes or assessments or in the performance of any of the requirements herein contained as to taxes or insurance or of any of the other conditions hereof, the Mortgagee shall have the right to declare immediately due and payable the entire unpaid principal balance hereof and accrued interest thereon, and to proceed, without notice, to enforce the collection of same as provided therein, together with a reasonable attorney's fee up to 15% of said unpaid balance for any litigation concerning the debt, and all other amounts secured hereby.

NOW KNOW ALL MEN That the Mortgagors, in order better to secure the payment of the note above mentioned in accordance with its terms, and all other sums mentioned therein or herein, to the Mortgagee, and also in consideration of the further sum of TEN DOLLARS to the Mortgagors in hand well and truly paid by the Mortgagee at and before the sealing of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described real property to-wit:

All those certain pieces, parcels or lots of land in Greenville Township, Greenville County, South Carolina, known and designated as Lots No. 67, 66 and 65, and the Eastern two (2) feet of Lot No. 64, on a plat of Augusta Terrace made by Dalton and Neves, Engineers, in March, 1930, recorded in the RMC office for said County and State in Plat Book "C" at Page 265, and, according to said plat, having the following metes and bounds to wit;

Beginning at an iron pin on the Southern side of Crystal Avenue, joint northern corner of Lots No. 67 and 68, and running thence with Crystal Avenue S 60-42 W 77 feet to a point two (2) feet west of the joint Northern corner of Lots No. 64 and 65; thence S 29-18 E 200 feet to a point in rear line of Lot No. 64, which point is two (2') feet West of the joint Southern corner of Lots No. 64 and 65; thence N 60-42 E 77 feet to an iron pin, joint corner of Lots No. 67, 68, 10 and 11; thence along dividing line of Lots No. 67, and 68, N 29-18 W 200 feet to the beginning corner.

This conveyance is subject to all restrictions, setback lines, roadways, easements and rights of way, if any, appearing of record, on the premises or on the recorded plat, which affect the property hereinabove described.

This is the same property heretofore conveyed to Lewis Cross by J. Lewis Ridgeway by deed dated June 13, 1952, and recorded June 17, 1952, in the RMC Office for Greenville County, South Carolina in Deed Book 457 at Page 496.
DERIVATION: Lewis Cross, 2/26/1979 Book 1097 Page 38

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in any wise incident or appertaining.

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