

First Mortgage on Real Estate

MORTGAGE JUN 27 2 46 PM 1963

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLEN WORTH
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BUB DANIEL FERGUSON AND MILDRED F. FERGUSON (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, S. C., (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of **Four Thousand and No/100ths-----**
DOLLARS (\$ 4,000.00), with interest thereon from date at the rate of **six and one-half---**
per centum per annum, said principal and interest to be paid, as therein stated, and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable,
July 1, 1973

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

All that piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being on the Southern side of Fisher Drive in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as a portion of Lot No. 38 as shown on a plat of Property of Marsmen, Inc., prepared by Dalton & Neves, dated June, 1945, revised October, 1945, and being known and designated as Lot No. 12 as shown on a more recent plat prepared by C.C. Jones, Engineer, dated July 12, 1962, entitled "Property of John Carl Fisher", recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book WW at page 319, and having according to the last mentioned plat, the following metes and bounds:

BEGINNING at an iron pin on the Southern side of Fisher Drive at the front corner of Lots Nos. 12 and 13, and running thence with the line of Lot No. 13 S. 9-12 E. 374 feet to an iron pin; thence N. 85-43 W. 39.5 feet to an iron pin; thence N. 26-07 W. 369.3 feet to an iron pin on the Southern side of Fisher Drive; thence with the Southern side of Fisher Drive N. 76-52 E. 145.9 feet to the point of beginning.

This is the identical property conveyed to the mortgagors herein by deed of John Carl Fisher, dated June 27, 1963, and to be recorded herewith in the R.M.C. Office for Greenville County, South Carolina.