

MORTGAGE OF REAL ESTATE
GREENVILLE, CO. S. C.

1314 005

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

JAN 27 9 17 AM '74
DONNIE S. TANKERSLEY
R.H.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, W. FRANK FERGUSON AND PATRICIA S. FERGUSON

(hereinafter referred to as Mortgagor) is well and truly indebted unto HOMER FERGUSON

(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 One Thousand Seven Hundred Fifty and No/100-----
-----Dollars (\$ 1,750.00) due and payable

on demand

with interest thereon from date at the rate of Eight (8%) centum per annum, to be paid: annually

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 purposes:

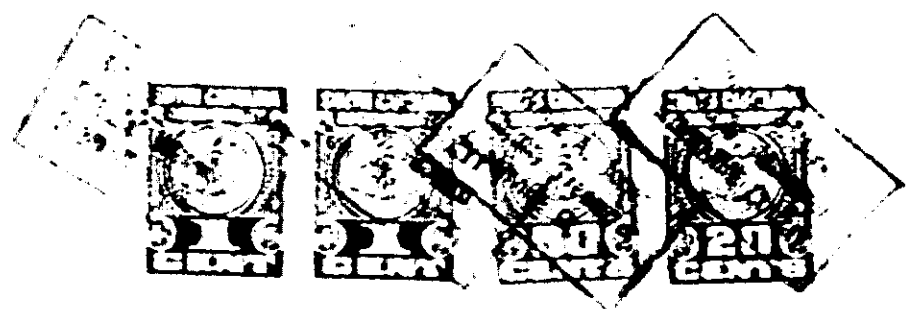
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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 certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, near the City of Greenville, on the northeastern side of Dellrose Circle, being known and designated as Lot No. 97 as shown on a plat of Drexel Terrace, prepared by Piedmont Engineering Service dated April, 1961, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book QQ, Page 177, and having according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the northeastern side of Dellrose Circle at the joint front corner of Lots Nos. 83 and 97 and running thence with the line of Lot No. 83, N. 23-63 E. 147 feet to an iron pin in the line of Lot No. 84; thence with the line of Lot No. 84, N. 10-30 W. 51.5 feet to an iron pin at the joint rear corner of Lots Nos. 96 and 97; thence with the line of Lot No. 96, S. 56-39 W. 191.8 feet to an iron pin at the northeastern side of Dellrose Circle; thence with the northeastern side of Dellrose Circle, S. 45-20 E. 70 feet to an iron pin; thence continuing with the northeastern side of Dellrose Circle, S. 63-01 E. 70 feet to the point of beginning.

This mortgage being junior and subordinate to a mortgage in favor of Cameron-Brown Company in the original amount of \$22,400.00 and recorded in the RMC Office for Greenville County in Mortgage Volume 1021, at Page 1, ..

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

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

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

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