

STATE OF SOUTH CAROLINA GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE
COUNTY OF GREENVILLE MAY 31 4 31 PM '74 TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY
R.H.C.

WHEREAS, THELMA B. HUDSON and LOUISE P. BAGWELL SMITH

(hereinafter referred to as Mortgagor) is well and truly indebted us to BANKERS TRUST, Simpsonville, 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 -----

-----FIVE THOUSAND AND NO/100 ----- Dollars (\$5,000.00) due and payable
in monthly installments of \$63.34, payments applied first to interest and then to principal,

with interest thereon from date at the rate of nine (9%) per centum per annum, to be paid: monthly

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, Butler Township, in the Rocky Creek Church Community, being bounded on the northwest by lands of J. J. Busha, on all other sides by lands of B.H. Hudson, and having the following courses and distances, to wit:

BEGINNING on an iron pin, said pin being N. 56-45 E., 187 feet from a joint corner of the said J. J. Busha and B. H. Hudson, and runs thence with the common line of the said Busha and Hudson, N. 56-45 E., 220 feet to an iron pin on the said line; thence S. 26-00 E., 200 feet to an iron pin; thence S. 56-45 W., 220 feet to an iron pin; thence N. 26-00 W., 200 feet to the beginning corner, containing one (1) acre, more or less.

ALSO: All that certain piece, parcel or lot of land in Greenville County, State of South Carolina, in Butler Township, containing one acre, and having according to deed recorded in Deed Volume 522 at page 339, the following metes and bounds, to wit:

BEGINNING at a stake on the Southeasterly side of County Road and running thence along the Southeasterly side of said road, N. 44 1/2 E., 210 feet to an iron pin at corner of property now or formerly of Julian H. Bauman; thence along said Bauman line, S. 52 1/2 E., 210 feet to an iron pin; thence still with said Bauman line, S. 44 1/2 W., 210 feet to a point; thence N. 52 1/2 W., 210 feet to the beginning corner.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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 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 Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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