

FILED
GREENVILLE CO. S. C.

SEP 9 12 16 PM '80

This instrument was prepared by:

Fant & Fant Attorneys

DONNIE S. TANKERSLEY
R.H.C. **MORTGAGE**
(Renegotiable Rate Mortgage)

BOOK 1515 PAGE 105

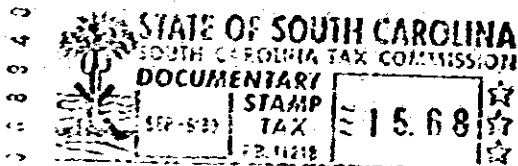
THIS MORTGAGE is made this 8th day of September, 1980, between the Mortgagor, Joe B. Hudson and Pearl F. Hudson (herein "Borrower"), and the Mortgagee, FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION a corporation organized and existing under the laws of the United States whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Nine Thousand Two Hundred & No/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 8, 1980 (herein "Note") which is attached hereto as Exhibit "A," the terms of which are incorporated herein by reference (including any and all renewals, extensions, renegotiations and/or modifications of the original Note), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 2010;

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

All that lot of land on the northwestern side of Richwood Drive in Greenville County, State of South Carolina, being shown as Lot 7 on Plat of Section 1 of Richwood Subdivision recorded in Plat Book UUU at Page 5 in the RHC Office for Greenville County, said plat being referred to for a more complete description thereof.

This being the same property conveyed to the Mortgagors by deed of Jerry F. Jolley and Mary L. Jolley of even date to be recorded herewith.



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which has the address of 48 Richwood Drive Greenville
South Carolina (City)
(State and Zip Code) (herein "Property Address");

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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