

MORTGAGE OF REAL ESTATE

7 Feb 13 2 51 PM '81 R.H.C. SLEY

1987 780

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: FRED E. HUDSON AND MARY G. HUDSON

(hereinafter referred to as Mortgagor) SEND (S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto BANK OF GREER (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 FORTY-SEVEN THOUSAND AND NO/100-----DOLLARS (\$ 47,000.00-----) with interest thereon from date at the rate of _____ per centum per annum, said principal and interest to be repaid as follows:

DUE AND PAYABLE ON DEMAND

STATE OF SOUTH CAROLINA
DEPARTMENT OF REVENUE
DOCUMENTARY TAX
FEB 13 1981
16.80

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced 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 heirs, successors and assigns the following described piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon:

ALL that lot of land located in the State of South Carolina, County of Greenville, near the City of Greer, located on the South side of the Old Buncombe Road, on the East side of Hillcrest Drive and the West side of Vaughn Street (not opened), containing 2.09 acres, more or less, as shown on a survey entitled, "Property of Mrs. Lessie V. Gossett", dated November 14, 1972, by Tri-State Surveyors to be recorded herewith, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of Hillcrest Drive, joint corner of Lot 7 of Hillside Heights, and running thence along and with the right of way of Hillcrest Drive and Old Buncombe Road the following courses and distances: N. 6-12 E. 63.1 feet to an iron pin; thence N. 5-53 E. 89.6 feet to an iron pin; thence N. 4-50 E. 41.4 feet to an iron pin; thence N. 29-19 E. 48.2 feet; thence N. 67-29 E. 63 feet to an iron pin; thence S. 67-04 E. 149.6 feet to an iron pin; thence S. 80-32 E. 100 feet to an iron pin; thence S. 89-22 E. 87.8 feet to an iron pin; thence with Vaughn Street (not opened) S. 6-00 W. 196.2 feet to an iron pin; thence S. 2-35 W. 72.9 feet to an iron pin; thence N. 78-07 W. 410.6 feet to the point of beginning. See Plat Book SSS at pages 612 and 613.

LESS HOWEVER: That certain lot, contained within the above description previously conveyed to Warren M. Clark by deed of Lessie V. Gossett, dated July 29, 1963, recorded in Deed Volume 729, page 57, and being further shown and identified on plat of Lessie V. Gossett, recorded in Plat Book SSS, pages 612 and 613.

Subject to right for street as set out in Deed Book 962, page 477 and Deed Book 1114, page 563.

This is the same property conveyed to Fred E. Hudson by deed of Lessie V. Gossett, formerly Lessie Vaughn, and Porter E. Vaughn and Betty Jo Vaughn Cooper, recorded in Deed Book 962, page 477, dated December 1, 1972. Fred E. Hudson conveyed an undivided one-half interest in the property to Mary G. Hudson by deed dated September 29, 1979, recorded in Deed Book 1114, page 563 on October 30, 1979.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

NOTA -----2 FEB 13 84 1242

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