

MORTGAGE 23 12 17 PM 1961

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN:

MARION W. HUDSON AND BERNICE D. HUDSON of
Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto

CANAL INSURANCE COMPANY

, a corporation organized and existing under the laws of South Carolina, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Fourteen Thousand and No/100--- Dollars (\$ 14,000.00), with interest from date at the rate of five and one-fourth per centum (5-1/4%) per annum until paid, said principal and interest being payable at the office of Canal Insurance Company in Greenville, South Carolina, or at such other place as the holder of the note may designate in writing, in monthly installments of Eighty-Four and No/100-----Dollars (\$ 84.00), commencing on the first day of December, 1961, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of November, 1986.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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 to the Mortgagee, its successors and assigns, the following-described real estate situated in the County of Greenville, State of South Carolina:

All that piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot 17, as shown on a plat of the Property of Parrish, Gower and Martin, which plat is recorded in the RMC Office for Greenville County, S. C., in Plat Book G, at page 197, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Jones Avenue, which iron pin is the joint front corner of Lots Nos. 17 and 18, which iron pin is 240 feet in a northerly direction from the intersection of Watts Avenue and Jones Avenue; and running thence with the joint line of said lots, S. 88-58 E. 175 feet to an iron pin; thence N. 1-38 E. 60 feet to an iron pin in line Lot No. 16; thence with the line of that lot, N. 88-58 W. 175.8 feet to an iron pin on the eastern side of Jones Avenue; thence with said Jones Avenue, S. 0-48 W. 60 feet to the point of beginning.

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 equipment now or hereafter attached to or used in connection with the real estate herein described.

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

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the