E. Noth St. Calcurle, SC.

MORTGAGE - INDIVIDUAL FORM - DILLARD & MITCUELL, P.A., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

AN MORTGAGE OF REAL ESTATE 600 1503 140863

TO ALLEWHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

Robert Dean Hudson

thereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company

(hereinalter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated Twenty-one Thousand, Nine Hundred, Nineteen and 80/100---herein by reference, in the sum of in accordance with the terms of the note of even date herewith which are

incorporated herein by reference

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 Mortgager 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 piece, parcel or lot of land with all buildings and improvements thereon situate, lying and being on the northern side of Milford Church Road in O'Neal Township, Greenville County, South Carolina, being shown and designated as a tract of land containing 2.05 acres on a plat entitled ROBERT DEAN HUDSON made by H. S. Brockman, dated December 14, 1971, and having according to said plat the following metes and bounds, to-wit

Beginning at a nail and cap in the center of Milford Church Road at a distance of 120 feet west of the common corner of property belonging to Bannister and Perry Dean Hudson at the intersection of the driveway to the Perry Dean Hudson Home and running thence with the center of said driveway, N. 24-45 W., 200 feet to a stake; thence continuing with said driveway, N. 40-45 W., 200 feet to a stake in said driveway; thence N. 85-25 W., 150 feet to an iron pin in the field; thence S. 6-35 E., 354 feet to an nail and cap in the center of Milford Church Road (iron pin back on line at 27 feet); thence with the center of Milford Church Road N. 84-30 E., 324 feet to the beginning corner.

The above property is the same property conveyed to the mortgagor by deed of Perry Dean Hudson recorded December 20, 1971 in Deed Book 932 at page 125.

ന Together with all and singular rights, members, herditaments, 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 usual household furniture, be considered a part of the real estate. 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

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 selzed 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.

The Mortgagor further covenants and agrees as follows:

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(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so ong as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.