

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, J. Horace Hudson,

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Citizens & Southern National Bank, Atlanta, Georgia, its Successors and Assigns forever:

(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

Ten Thousand and No/100 ----- Dollars (\$ 10,000.00) due and payable

\$81.60 on the 6th day of each and every month hereafter commencing November 6, 1961; payments to be applied first to interest, balance to principal, balance due October 6, 1971, with the privilege to anticipate payment at any time, with interest thereon from date at the rate of 4 1/2 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

All that piece, parcel or lot of land in Butler Township, Greenville County, State of South Carolina, lying and being on the north side of the Old Spartanburg Road containing .40 acres, more or less, and having, according to plat of C. O. Riddle, Surveyor dated March 14, 1953; the following metes and bounds, to-wit:

BEGINNING at a point in the center of the Old Spartanburg Road, at the corner of property now or formerly belonging to Elsie Hudson and running thence with Elsie Hudson line N. 10-00 W. 22.3 feet to an iron pin on the northern edge of the Old Spartanburg Road; thence still with Elsie Hudson line N. 10-00 W. 162.7 feet to an iron pin; thence still with Elsie Hudson line S. 77-00 W. 127.3 feet to an iron pin in the line of other property of the grantor; thence with grantor's line S. 27-25 E. 185.5 feet to an iron pin on the northern edge of the Old Spartanburg Road; thence still with grantor's line S. 27-25 E. 20.5 feet, more or less, to a point in the center of Old Spartanburg Road; thence with the Center of Old Spartanburg Road N. 63-45 E. 68 feet; more or less, to the beginning corner.

The above is the same property conveyed to the mortgagor by deed recorded in the R. M. C. Office for Greenville County in Deed Book 478, at Page 227.



Together with all and singular rights, members, hereditaments, 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 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.

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.

For Satisfaction see R. E. M. Book 929 Page 432

RECORDED AND INDEXED OF RECORD
July 63
C. E. M. B. 3181

For Mortgagee see R. E. M. Book 874 Page 102