

FILED  
GREENVILLE, CO. S. C.

BOOK 1432 PAGE 442

# MORTGAGE

MAY 18 1 38 PM '78

DOHNIE S. TANKERSLEY

THIS MORTGAGE is made this 17th day of May, 1978, between the Mortgagor, Hudson-Turner Partnership, a partnership consisting of James E. Hudson & Wallace E. Turner (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest ..... a corporation organized and existing under the laws of the United States of America., whose address is 203 State Park Road, Travelers Rest, S. C. 29690 ..... (herein "Lender").

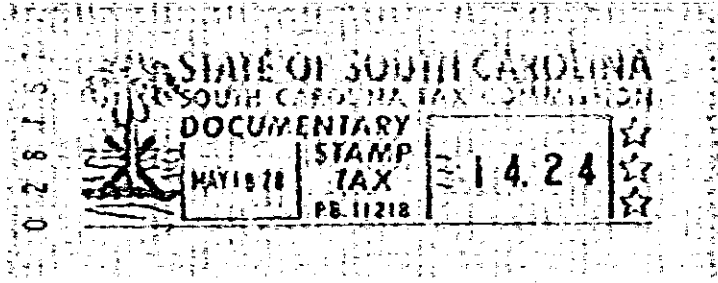
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Five Thousand Six Hundred and No/100 (\$35,600.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 17, 1978 ..... (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 2003 .....

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 certain piece, parcel or lot of land situate, lying and being in Greenville County, S. C., and being known and designated as Lot No. 7 according to a plat of RICHMOND HILLS, SECTION VI, recorded in the RMC Office for Greenville County, S. C., in Plats Book 5-D, Page 44, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Luray Drive, joint front corner of Lots 6 and 7, and running thence S 63-15 E 150 feet to an iron pin; thence S 36-37 W 107.8 feet to an iron pin; thence N 58-30 W 150 feet to an iron pin on Luray Drive; thence with the right of way of Luray Drive N 37-50 W 95.5 feet to an iron pin, the point of beginning.

This being the identical property conveyed to the mortgagor herein by deed of TVH Enterprises, a partnership consisting of Wallace E. Turner, Jean Van Slate and James E. Hudson, to be executed and recorded of even date herewith.



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which has the address of Lot 7, Luray Drive, Richmond Hills, VI, Greenville .....  
[Street] [City]  
South Carolina 29608 (herein "Property Address");  
[State and Zip Code]

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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