STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE 90. S. C. MORTOAGE VERSON TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS.

Bobbie C. Hudson

(bereinafter referred to as Mortgagor) is well and truly indebted onto

P. O. Box 10242, Pederal Station, Greenville, S. C.

(bereinsfier referred to as Mortgagee) as esidenced by the Mortgagor's processory note of even date herewith, the terms of which are incorporated berein by reference, in the sum of

Four Thousand Six Hundred Sixty-one and68/100----- 4561.68

I doe and payable

In Forty-eight (48) consecutive monthly installments of One Hundred Twenty-nine and 72/100 (\$129.72) dollars, beginning on August 30, 1979, and on the same day of each month thereafter until paid in full,

with interest thereon from

July 30, 1979

15.00 per centum per annum, to be paid:

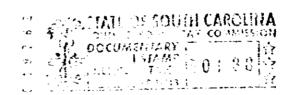
WHEREAS, the Mortgagor may bereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance prediction, public assessments, repairs, or for any other purposes:

at the rate of

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 Mortgagor at any time for advances made to or for his account of any other and further sums to which the Mortgagor may be indebted to the Mortgagor at any time for advances made to or for his account of the Mortgagor, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagor, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagor at and before the lealing and delivery of these presents, the receipt whereas is hereby acknowledged, has granted, bargained, sold and released, and by the presents does grant, bargain, sell and release unto the Mortgagor, its successors and assigns:

All that piece, parcel or tract of land situate, lying and being in Bates Township, Greenville County, State of South Carolina, containing 4.20 acres, and having according to a plat of property of Bobbie C. Hudson, prepared by Terry T. Dill and recorded in the RMC Office for Greenville County in Plat Book 6R, at Page 55, reference to said plat being hereby craved for a more particular description.

This being the same property conveyed to the mortgagor herein by deed of Maryin D. Hudson recorded in the RMC Office for Greenville County on July 11, 1978 in Deed Book 1082 at Page 898.



Together with all and singular rights, members, herediaments, and apputtenances to the time belonging in any way incident or apper-taining, and all of the rects, toxics, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or titted thereto in any matter, it being the intention of the parties hereto that all fixtures and optimize than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premine latter the Montgrates are both, successors and assigns, foreser

The Mortgager covenants that it is lawfully sorred of the premises bereinabove described in tee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are tree and clear of all liens and encumbrances except as provided samfully authorized to sell, convey or encumber the same, and that the premises are tree 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 Mortgagor forever, from and against the Mortgagor and all persons whomsites er lawfully claiming the same or any part thereof

The Mortgagor further covenants and agrees as follows:

(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 either purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further lions, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so secure the Mortgagee for any further lions, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so secure the Mortgagee for any further lions, advanced the original amount shown on the face hereof. All sums so udvanced shall bear interest at the long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so udvanced shall be mortgage debt and shall be payable on demand of the Mortgage unless otherwise provided in writing.

(1) They in well know the improvements from existing or hereafter ground on the mortgage in more than the mortgage and the mortgage of the mortgage and the mortgage of the mortgage of the mortgage of the mortgage and the mortgage of the mortgage of

same rate as the mortgage debt and shall be payable on demand of the Mortagee unless otherwise provided in writing.

(2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be held amounts as may be required by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in torm acceptable to the Mortgagee, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premies and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether due or not.

(3) That it will keep all improvements now existing or hereafter erected in good repair, and, in the case of a construction loan, that it will continue construction until completion without interruption, and should it tail to do so, the Mortgagee may, at its option, enter upon said continue construction until completion without interruption, and should it tail to do so, the Mortgagee may, at its option, enter upon said construction until completion without interruption of any construction work underway, and charge the expenses for such repairs or the completion of such construction to the mortgage debt.

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