

BROWN, BYRD, BLAKELY, MASSEY, LEAPHART & SToudenMIRE, P.A. SUITE 15, 1700E NORTH ST., GREENVILLE, S.C. 29602

MORTGAGE OF REAL ESTATE. *Mortgagee's address: P.O. Box 200, Simpsonville, SC 29681*
GREENVILLE, S.C.

STATE OF SOUTH CAROLINA AUG 3 21 PM '83 MORTGAGE OF REAL ESTATE
COUNTY OF GREENVILLE

JOHNIE S. BLAKELY TO ALL WHOM THESE PRESENTS MAY CONCERN: R.M.L. 13-15

WHEREAS, SIMPSONVILLE PROPERTIES, a General Partnership
(hereinafter referred to as Mortgagor) is well and truly indebted unto JESSIE MAE HUDSON

(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 Eighty-Eight Thousand and No/100

Dollars (\$ 88,000.00) due and payable in 96 equal monthly payments of principal and interest in the amount of \$1,335.33, the first such payment to be due and payable on September 1, 1983,

with interest thereon from date at the rate of 10% 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 Mortgagee 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, is hereafter described thereon, situate, lying and being in the State of South Carolina, County of

ALL that certain piece, parcel or tract of land, located, lying and being in the County of Greenville, State of South Carolina, containing 1.000 acre, more or less, lying on the Southern side of the right-of-way of S. C. Rte. 14, as shown on plat entitled "Property of Jessie M. Hudson", dated April 26, 1983, prepared by T. H. Walker, Jr., Reg. L.S., recorded in the Greenville County RMC Office in Plat Book 74 at Page 31, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at point in the center of the right-of-way of S. C. Rte. 14 at the joint front corner of the within tract and property now or formerly of Ulus C. Hudson, and running thence along the joint line of said tracts, S. 9-04 W., 402.04 feet to an iron pin; thence running S. 27-58 W., 133.0 feet to an iron pin; thence running N. 78-39 E., 94.7 feet to an iron pin; thence running N. 12-37 E., 547.2 feet to a point in the center of the right-of-way of S. C. Rte. 14 (said point being 907.4 feet, more or less, from Varsity Drive); thence running along the center of the right-of-way of S. C. Rte. 14 S. 72-19 E., 87.6 feet to a point; thence continuing along the centerline of said right-of-way S. 71-56 E., 22.4 feet to a point at the joint front corner of the within tract and property now or formerly of Ulus C. Hudson, the point and place of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Jessie Mae Hudson recorded in the Greenville County RMC Office on August 7, 1983, in Deed Book 173 at Page 245.

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way meeked or pertaining, and all of 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 Mortgagee covenants that it is lawfully seized of the premises hereinafore 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons who may lawfully claim the same or any part thereof.

RECORDED

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