

MORTGAGEE'S ADDRESS:

Rt. #7 Viewmont Dr.  
Greenville, S.C. 29609

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE 29609

APR 3 9 35 AM '78

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MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Hudson-Turner Partnership, a partnership consisting of James E. Hudson and Wallace E. Turner, (hereinafter referred to as Mortgagor) is well and truly indebted unto Marie Pace

(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 -----

Twenty Thousand Six Hundred Twenty-Five & No/100 Dollars (\$ 20,625.00 ) due and payable as per the terms of said note;

with interest thereon from \_\_\_\_\_ date \_\_\_\_\_ at the rate of seven \_\_\_\_\_ per centum per annum, to be paid as per the terms of said note.

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 Greenville, consisting of three acres and lying on the eastern side of Highway 250 By-Pass, and being a portion of the property shown and designated according to a plat of William Goldsmith and W. C. Walker, recorded in the RMC Office for Greenville County, S. C., in Plats Book F, at Page 188, and also shown and designated according to a more recent plat prepared by Clifford C. Jones, dated April 4, 1978, and having, according to the latter plat, the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the edge of Duncan Chapel Road, being the southeasternmost corner of the property herein described, and running thence into said Duncan Chapel Road N 8-44 W 280 feet to a point at the approximate center of Duncan Chapel Road; thence N 86-41 W 241.9 feet to an iron pin on the eastern right-of-way of Highway 250 By-Pass; thence with the right-of-way of said Highway S 35-01 W 459.9 feet to an iron pin; thence N 84-34 E 316.8 feet to an iron pin; thence N 76-38 E 237.2 feet to an old iron pin, the point of beginning.

This being the identical property conveyed to the mortgagors by deed of the mortgagee, to be executed and recorded of even date herewith.

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, 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 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.

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