

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.
R.M.C.
S. T. ANDERLEY

MORTGAGE OF REAL ESTATE

BOOK 1429 PAGE 402

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, HERITAGE HOMES, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Blanche Eugenia 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

Dollars (\$ 259,745.00) due and payable

-----Two Hundred Fifty Nine Thousand Seven Hundred Forty Five -----

according to agreement between mortgagor and mortgagee

with interest thereon from _____ at the rate of _____ per centum per annum, to be paid.

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, in Chick Springs Township, being known and designated as certain lots and tract in River Downs Subdivision, and more particularly described as follows: Lots 3, 11, 21, 27, 28, 29, 30, 31, 32, 33, and 34 on a plat of River Downs, dated July 17, 1974, recorded in the RMC Office for Greenville County in Plat Book 4R, Page 75; Lots 36, 40, 45, 51, 58, 59, and 69 on a plat of River Downs, dated July 19, 1974, recorded in the RMC Office for Greenville County in Plat Book 4R, Page 76, Lots 124 and 125 on a plat of River Downs, portion of Section Two, dated September 22, 1975, revised February 11, 1976, recorded in the RMC Office for Greenville County in Plat Book 5P, Page 15; and a tract of land containing approximately 24 acres, lying to the rear of Lots 22, 28, through 39, inclusive, bounded by the Enoree River, and generally shown on the Greenville County Tax Map as Sheet 535.4, Block 1, Lot 72.

Also, All that certain piece, parcel or tract of land situate lying and being in the State of South Carolina, County of Greenville, as is more fully shown on a plat entitled "Property of W. Harold, Eugene E. & Frances L. Hammett and Blanche Eugenia & Carroll C. Hudson," prepared by C. O. Riddle, Surveyor, dated January 25, 1973 and containing 45.35 acres and having according to said plat the following metes and bounds, to-wit:

Beginning at a nail and cap in the center of Hammett Road at the northeast corner of said 45.35 acre tract, the corner of property now or formerly of Judy R. Hoffman and running thence with the center of Hammett Road, the following courses and distances, to-wit: S. 42-29 E. 225.1 feet; S. 47-48 E. 270.90 feet; S. 40-47 E. 209.7 feet; S. 34-52 E. 256.4 feet; S. 31-19 E. 400 feet; S. 11-59 E. 238 feet; S. 1-41 W. 100 feet; S. 14- 11 W. 99.8 feet; S. 43-58 W. 100 feet; S. 47-46 W. 23.2 feet, 51 feet and 66.4 feet; S. 40-27 W. 499.4 feet to an iron pin in the center of said Hammett Road at the corner of property, now or formerly of Harriett Poole; running thence with the line of said property N. 35-42 W. 344.7 feet to an iron pin; running thence S. 54-22 W. 434.4 feet to an iron pin in the line of property of Charles D. Downey; running thence with the line of said property N. 35-40 W. 364.15 feet to an iron pin in the line of property now or formerly of C. T. Ross; thence with the line of said property N. 51-58 E. 277.7 feet to an iron pin; thence N. 35-50 W. 1,092 feet to an iron pin in the corner of property, now or formerly of Duncan R. Lagarde; thence with the line of property of Duncan R. Lagarde and Judy R. Hoffman N. 51-05 E. 1,027.4 feet to an iron pin; thence N. 65-34 E. 22.6 feet to the point of Beginning.

Less, However, Lots Nos. 122, 123, 158, 157, 126, 127 and 128 of a subdivision as shown on a plat entitled "Portion of Section No. Two River Downs" prepared by Piedmont Engineers, Architects and Planners dated September 22, 1975 and recorded in the RMC Office for Greenville County in Plat Book 5-D at Page 91 and the revised plat of said property dated February 11, 1976 and recorded in the RMC Office for Greenville County in Plat Book 5-P at Page 15. Also, Lots 129, 130, 131, 72, & 73.

(continued on Page Two)

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 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.