

Mortgagee's Mailing Address: 301 College Street, Greenville, S.C.

200. 1561 431918

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
RECORDED
JAN 21 1982

MORTGAGE

GR... FILED
SOUTH CAROLINA
JAN 21 10 47 AM '82
SOUTH CAROLINA

THIS MORTGAGE is made this 21st day of January, 1982, between the Mortgagor, Bennett E. Hudson and Flora S. Hudson, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Thousand and No/100 (\$30,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 21, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 1992;

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, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the northern side of Parkins Mill Road, being known and designated as Lot No. 1 of a subdivision known as Colonial Estates as shown on plat thereof prepared by Dalton & Neves, Engineers, April 1951 and recorded in the R.M.C. Office for Greenville County according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern edge of Austin Avenue, the joint corner of Lots Nos. 1 and 19 and running thence along the joint line of said lots, S. 42-44 W. 284.3 feet to an iron pin; thence S. 46-00 E. 201.7 feet to an iron pin on the northern edge of Parkins Mill Road; thence along the northern edge of Parkins Mill Road, N. 59-11 E. 206.5 feet to an iron pin; thence following the curvature of Parkins Mill Road as it intersects with Rodgers Drive (now called Round Pond Road), the chord of which is N. 19-32 E. 38.4 feet, to an iron pin on the western edge of Rodgers Drive; thence along the western edge of Rodgers Drive, N. 20-06 W. 116.2 feet to an iron pin; thence following the curvature of Rodgers Drive as it intersects with Austin Avenue, the chord of which is N. 40-48 W. 112.3 feet to an iron pin on the southwestern edge of Austin Avenue; thence along the southwestern edge of Austin Avenue, N. 61-16 W. 40.2 feet to an iron pin, the beginning corner;

This being the same property conveyed to the mortgagors by deed of William R. DeLoache and Perry Earle Gwinn, Jr. by deed dated July 5, 1962 and recorded on July 6, 1962 in the R.M.C. Office for Greenville County in Deed Volume 701 at Page 484.

This is a second mortgage and is junior in lien to that mortgage executed to First Federal Savings and Loan Association of South Carolina which mortgage is recorded in the R.M.C. Office for Greenville County in Mortgage Book 1363, at Page 388, which has the address of 202 Round Pond Road, Greenville, South Carolina, 29607 (herein "Property Address");
(Street) (City) (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.

400 0 007
18791801

0918

4328 RV-21