

Mortgagee's Mailing Address: Crossroad Apt. D 212, 926 Cleveland Street, Greenville, S.C. 29601

BOOK 1594 PAGE 756

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

GR: FILED  
FEB 14 4 30 PM '83  
DONNIE W. MAERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, T. Keith Hudgins and Hadyn W. Hudgins

(hereinafter referred to as Mortgagor) is well and truly indebted unto Wilburn Asbury, his heirs and assigns forever

(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-Nine Thousand and No/100-----Dollars (\$89,000.00) due and payable

In equal consecutive monthly installments of principal and interest amortized over a term of thirty (30) years, commencing March 1, 1983, with payment in full to be due on or before February 1, 1993.

with interest thereon from even date at the rate of twelve / (12%) per centum per annum, to be paid:

in accordance with the terms of Mortgagors' promissory 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

ALL that certain piece, parcel or lot of land, situate, lying and being within the City of Greenville, County of Greenville, South Carolina, situate at the southeastern corner of the intersection of Cleveland Street and McDaniel Avenue, and being shown more fully on a plat entitled "Property of T. Keith Hudgins", dated February 10, 1983, prepared by Carolina Surveying Company, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at southeastern corner of the intersection of Cleveland Street and McDaniel Avenue and running thence along the southern side of Cleveland Street S. 79-19 E. 201.3 feet to an iron pin; thence S. 7-42 W. 97.2 feet to an iron pin; thence N. 85-00 W. 193.7 feet to an iron pin on the eastern side of McDaniel Avenue; thence running along the eastern side of McDaniel Avenue N. 4-00 E. 117 feet to an iron pin at the intersection with Cleveland Street, being the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of the mortgagee dated February 11, 1983 and to be recorded herewith.

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STATE OF SOUTH CAROLINA  
DOCUMENTARY  
STAMP  
TAX  
FEB 14 1983  
\$ 35.60

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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