

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

FILLED
GREENVILLE CO. S.C.
DEC 4 3 01 PM 1956

State of South Carolina

COUNTY OF Greenville

ELLIE FARNSWORTH
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Fred E. Hudson,

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, GREER, S. C., (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

Six Hundred and Eighty Five - - -
DOLLARS (\$ 685.00), with interest thereon from date at the rate of Seven (7%)
per centum per annum, said principal and interest to be repaid as therein stated, and

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 purpose;

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, Austin Township, on the south side of Bennett's Bridge Road and the west side of a county road, containing 12.27 acres, more or less, and having the following courses and distances, to-wit:

BEGINNING on a stake or iron pin, red oak gone, corner of DeShields land, and running thence S. 42.04 E. 515 feet to a stake in the center of the county road (stake back on line at 27 feet); thence with the county road, N. 3.45 E. 100 feet to bend; N. 10.37 W. 400 feet to bend, N. 1.56 W. 100 feet to bend, N. 5.37 E. 300 feet to bend, N. 8.52 E. 150 feet to a stake in center of said road; thence leaving the county road, N. 46.45 W. 334 feet to a nail and stopper in the center of the Bennett's Bridge Road; thence with the Bennett's Bridge Road, S. 35.45 W. 300 feet to bend, S. 41.45 W. 100 feet to bend, S. 47.05 W. 126 feet to an old nail and stopper in the center of said road, corner of DeShields land; thence with the DeShields line and a branch, S. 37.00 E. 21 feet to a stone on bank of road; thence S. 21.15 W. 347 feet to a stake on the branch; thence W. 30.15 W. 419 feet to an ash corner on the branch; thence N. 69.15 E. 640 feet to the beginning corner.

This is the same property conveyed to Fred E. Hudson by deed of John E. Hudson, recorded in Deed Book 465, page 36, R.M.C. Office for Greenville County.

This is an additional mortgage to one now held by the Greer Federal Savings and Loan Association.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.