

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BOOK 856 Page 485

MORTGAGE OF REAL ESTATE

MAY 4 1963

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Norman M. Bramlett

(hereinafter referred to as Mortgagor) is well and truly indebted unto William Henry 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 **four thousand dollars (\$4000.00)**

Dollars (\$ 4,000.00) due and payable

at the rate of forty-five dollars (\$45.00) per month hereafter until paid in full, payments to be applied first to interest and the balance to principal; the first payment to be due June 1, 1961, and the remaining payments to be due on the first day of each and every month thereafter until paid in full,

with interest thereon from date at the rate of **Six** per centum per annum, to be paid: **monthly**.

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, and in Butler Township, in old Pliny School District, on the waters of Knoree River and near the Bennett's Bridge, lying on both sides of a road that leads from the Bennett Bridge Road to the old Woodruff Road, bounded by lands of Esau Hudson, the old T. T. Thompson place, Thackston and possibly others, and having the following courses and distances:

BEGINNING at a stone near a sourwood, on Hudson's corner, (formerly Bennett's), and runs thence N. 43 1/2 W. 25.20 chains to a red oak; thence S. 89-W. 29.50 chains to a post oak; thence S. 57 E. 19.20 chains to a post oak; thence N. 39 1/4 E. 23.25 chains to the beginning corner, and containing 54 acres.

This is a purchase money mortgage.

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

Satisfied in full
William Henry Hudson
May 8, 1963

Witness:
Ray E. McManis

SATISFIED AND CANCELLED OF RECORD
3 DAY OF *June* 1963
S.M.C. FOR GREENVILLE COUNTY, S. C.
AT 2:50 O'CLOCK P. M. NO. 31195