

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

NOV 6 10 09 AM 1961

MORTGAGE OF REAL ESTATE

873 PAGE 297

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE F. WORTH
R. M. C.

WHEREAS, we William Arthur Hudson and Bobbie Jean Hudson

(hereinafter referred to as Mortgagor) is well and truly indebted unto First National Bank of Greer

(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 Twenty One Hundred (\$2100.00)

Dollars (\$ 2100.00) due and payable
in monthly installments of Fifty (\$50.00) Dollars per month, first payment due and payable
December 1, 1961, and to continue each month thereafter until paid in full,

with interest thereon from date at the rate of six per centum per annum, to be paid: in installments

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, that certain parcel of land deeded to mortgagor by deed of B. H. Hudson, recorded in Deed Book 599 at page 166, in Rocky Creek Church Community, and being a part of the same land that was conveyed to B. H. Hudson by deed from W. A. Smith, November 18, 1946, and having the following courses and distances;

BEGINNING on an iron pin on the C. B. Jones line at a point 300 feet east of the joint corner of C. B. Hones and Dave Peaster, said corner being on B. H. Hudson line, and runs thence with the C. B. Jones line, N. 78-45 E. 208.7 feet to an iron pin on the said line; thence a new line N. 10-00 W. 208.7 feet to an iron pin; thence S. 78-45 W. 208.7 feet to an iron pin in the woods; thence S. 10-00 E. 208.7 feet to the beginning corner, containing one acre, more or less.

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.