

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

BOOK 1065 PAGE 575

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, J. Ernest Lathem

(hereinafter referred to as Mortgagor) is well and truly indebted unto Heyward W. 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 SIXTY THOUSAND AND NO/100 -----
-----Dollars (\$60,000.00) due and payable

Four Thousand (\$4,000.00) Dollars per year on principal
initial payment to be made twelve (12) months from date and payments to be
made annually thereafter;

with interest thereon from date at the rate of 6 per centum per annum, to be paid: annually on unpaid
principal balance

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, in Butler Township, containing 30.52
acres according to a plat prepared by Dalton & Neves, Engineers, in June of 1967
for J. Ernest Lathem, with said plat being recorded in plat Book 000 at page 139 in
the R. M. C. Office for Greenville County, and having, according to said plat, the
following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Hudson Road at corner of Helen Hudson
property and proceeding thence along Hudson Road N. 70-11 E. 221 feet, thence
N. 68-20 E. 100 feet; thence N. 64-48 E. 100 feet; thence N. 58-28 E. 100 feet;
thence N. 53-44 E. 100 feet; thence N. 52-29 E. 194.8 feet; thence N. 16-24 W.
1053.1 feet to a point in Mitchell Road; thence along Mitchell Road N. 42-02 W.
225.7 feet; thence S. 57-49 W. 814.4 feet; thence S. 4-02 W. 1005.6 feet along
property of Helen Hudson S. 75-12 E. 514.1 feet to point of beginning.

Portions of this real estate will be released by the mortgagee herein pursuant
to a Contract between the parties, dated July 11, 1967.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or ap-
pertaining, 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.