

1971 12 12 PM 1971



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

I, John H. Hudson, Jr., of Greenville County,

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

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of

Forty-Five Thousand and No/100----- (\$ 45,000.00)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, said note to be repaid with interest at the rate

therein specified in installments of Three Hundred Eighteen and 06/100----- (\$ 318.06)

Dollars each on the first day of each month hereafter, in advance, until the principal sum with interest has been paid in full, such payments to be applied first to the payment of interest, computed monthly on unpaid principal balances, and then to the payment of principal with the last payment, if not sooner paid, to be due and payable 25 years after date; and

WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall, at the option of the holder thereof become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collaterals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for such proceedings; and

WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for any other purpose;

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing 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, the following described real estate:

All ^{those} certain piece, ^sparcel, ^s or lot ^s of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, lying on the western side of Wilmington Road, near the City of Greenville, being shown as Lots Nos. 162 and 163 on a plat of Botany Woods, Sector III, recorded in the R. M. C. Office for Greenville County in Plat Book RR, at Page 37, and according to said plat, being described as follows:

LOT 162: BEGINNING at an iron pin on the western side of Wilmington Road, at the joint front corner of Lots 162 and 163, of Sector III, and running thence with the line of Lot No. 163, S. 88-30 W. 170 feet to iron pin; thence N. 10-37 W. 111.5 feet to iron pin at the joint rear corner of Lots Nos. 161 and 162; thence with the line of Lot No. 161, N. 87-00 E. 184.2 feet to iron pin on Wilmington Road; thence with said Wilmington Road, S. 3-21 E. 115 feet to the point of beginning; being the same conveyed to the mortgagor by Glynn A. Lindsey by deed dated February 7, 1962, and recorded in the R. M. C. Office for Greenville County in Deed Vol. 692, at Page 14.

LOT 163: BEGINNING at an iron pin on the western side of Wilmington Road, at the joint front corner of Lots 163 and 164, and running thence with line of Lot 164, N. 84-16 W. 136.4 feet to iron pin, rear corner of Lot 165; thence with the rear line of Lot 165, N. 21-14 W. 114.5 feet to pin, at rear corner of Lot 162; thence with line of Lot 162, N. 88-30 E. 170 feet to pin on Wilmington Road; thence with the western side of Wilmington Road, S. 3-21 E. 125 feet to the point of beginning; being the same conveyed to the mortgagor by Botany Woods, Inc. by deed dated July 6, 1964, recorded in the R. M. C. Office for Greenville County in Deed Vol. 754, Page 398.

For Release Lot 163 Botany Woods, Inc. III on E.M. Book 1625 page 26

SATISFIED AND CANCELLED OF RECORD
21 DAY OF July
Wendell Jackson
R. M. C. FOR GREENVILLE COUNTY
AT 10 O'CLOCK 7 A. M. NO. 36547

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 82 PAGE 239