

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA JUL 23 3 32 PM '59
COUNTY OF GREENVILLE OLLIE FARNSWORTH
R. M. C. MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Luther D. Hudson & Effie Gilbert Hudson

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

WHEREAS, the Mortgagor is well and truly indebted unto William Schwiers

(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 -----

----Five thousand and 00/100----- DOLLARS (\$ 5,000.00),

with interest thereon from date at the rate of 6 per centum per annum, said principal and interest to be repaid:

payable \$500.00 annually on principal beginning July 16, 1970 until paid in full. Interest at 6% to be payable on July 16, of each year on unpaid principal.

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, situate on the eastern side of Sunny Lane being shown as Tract 6A, Block 3, page 276 of the County Block Book and is described as follows:

TRACT 1: All that certain tract of land in Greenville County, situate on the northern side of the Old Spartanburg Road and being more particularly described as follows:

BEGINNING at an iron pin on the northern side of the road 3Xnm and running thence S 41 1/8 E 2.35 chains to pin near branch; thence N 47 1/2 E 1.05 chains to large poplars; thence N 19-45 E 2.52 chains to pin; thence N 74 W 1.63 to point on terrace; thence S 12 1/2 W 1 chain to pin; thence S 59 3/4 W 1.63 chains to beginning corner. The same conveyed to the mortgagors by deed recorded in Deed Book 258 at page 223.

TRACT 2: All that certain tract of land being more particularly described as follows:

BEGINNING at the northeastern corner of tract above described and running thence N 19-45 E 39.1 feet to sweet gum; thence S 89E60 feet crossing branch to stone; thence N 31-15 E 193 feet again crossing branch to corner of other lands now or formerly owned by John T. Gilbert; thence S 86-46 W 234feet to pin; thence S 21-20 W 100 feet; S 18-36 E 92 feet to pin at northwestern corner of the tract of land first above described; thence with line of said tract, S 74 E 107.6 feet to the point of beginning. Said premises being the same conveyed to the mortgagors by deed recorded in Deed Book 312 at page 14.

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.