

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

APR 23 1970

FILED
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Mrs. Olive R. M. C.
R. M. C.

MORTGAGE OF REAL ESTATE

BOOK 1153 PAGE 285

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, L. J. Hudgens., 8 Maudie Street, Greenville, South Carolina,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Community Finance Corporation,
100 E. North Street, Greenville, South Carolina, 29601

(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

Two Thousand Five Hundred Twenty Dollars & no/100----- Dollars (\$ 2520.00) due and payable
Thirty Six monthly installments of Seventy Dollars Each., (36X\$70.00).

with interest thereon from date at the rate of ~~00000000~~ certum per annum, to be paid:

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

Known and designated as Lot no. 12 as shown on a plat entitled property of Otis Davis, dated February 1960, recorded in the RMC Office for Greenville County in Plat Book "TT", at page 161, and having according to a more recent plat by C. O. Riddle, dated October 10, 1961 the following metes and bounds, to wit:

BEGINNING at an iron pin on the northwest side of Maudie Street and running thence with said street S. 64-00 W. 65 feet; thence running with the line of Lot no. 11, N. 27-08 W. 120 feet; thence running N. 64-03 E. Feet; thence running S. 24-22 E. 120 feet to the beginning corner. Title to real estate recorded October 13, 1961 in book 684 page 120, Register of Mesne Conveyance for Greenville, County.

Together with all and singular rights, members, herditaments, 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.