

MORTGAGE OF REAL ESTATE  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

OLLE FARNSWORTH  
R.M.C.

BOOK 1211 PAGE 445

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, I, JOHN P. HUDSON, SR.,

(hereinafter referred to as Mortgagor) is well and truly indebted unto MARGARET S. BOGGESS AND ROY W. BOGGESS,

(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 Eighteen Thousand and No/100

with interest at the rate of seven (7) percent per annum over a period of eleven (11) years, in consecutive equal monthly instalments of One Hundred Ninety-Five Dollars and Ninety-two cents (\$195.92), beginning on November 25, 1971, and continuing on the same day of each month thereafter until paid in full, said payments to be applied first to interest and the balance to principal. The borrower reserves the right to prepay this obligation in part or in full at any time prior to maturity without penalty with interest thereon from date at the rate of seven per centum per annum, to be paid monthly, Dollars (\$ 18,000.00 ) due and payable

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 Mortgagees, their heirs 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, containing one hundred twenty (120) acres, more or less, situate, lying and being on both sides of Mattie Campbell Road in Dunklin Township on the waters of Horse-Creek in Greenville County, South Carolina and having the following metes and bounds, to-wit:

BEGINNING at a point in the center of Mattie Campbell Road at the northeastern corner of property now or formerly owned by J. D. Hopkins and running with the line of said J. D. Hopkins property S. 41-15 W. 1,337 feet to a point; thence continuing with the line of said J. D. Hopkins property in a southeasterly direction 68 feet to a point; thence continuing with the line of said J. D. Hopkins property in a southwesterly direction 124 feet to a point at the corner of property now or formerly owned by Betty A. Hopkins; thence with the line of said Betty A. Hopkins property in a southwesterly direction 110 feet to a point; thence continuing with the line of said Betty A. Hopkins property S. 51-30 E. 611 feet to a point; thence N. 89 E. 99 feet to a point; thence S. 49 E. 462 feet to a branch; thence with the branch as the line in a southerly direction 749 feet to a point at the corner of property now or formerly owned by West Virginia Pulp and Paper Company; thence with the line of said West Virginia Pulp and Paper Company property N. 71 E. 805.86 feet to a point; thence continuing with the line of West Virginia Pulp and Paper Company property N. 82-47 E. 570 feet to a point; thence N. 50-30 E. 421.08 feet to a branch known as Horse Creek; thence with said branch in a northerly direction and then in an easterly direction to a stone on said branch; thence N. 64 E. 396 feet to a stone; thence N. 26 W. 792 feet crossing Mattie Campbell Road to a stone; thence N. 47 W. 874.5 feet to a white oak; thence S. 73 W. 838.02 feet, more or less, to a point; thence S. 37-40 W. 620.4 feet, more or less, to a point in the center of Mattie Campbell Road, being the point of beginning.

Less, however, a certain tract of land containing eight (8) acres, more or less, fronting on Mattie Campbell Road and being the same tract of land conveyed by Margaret S. Boggess to Ray W. Owen and Lilly A. Owen by deed recorded in the RMC Office for Greenville County, South Carolina in Book 717 at page 139, reference to which deed is made for a more complete description.

It is understood and agreed between the parties hereto, their successors and assigns that if any timber is sold from the above described property the net proceeds from such sale shall be applied towards the indebtedness secured by this mortgage.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 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.