

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S. C.

BOOK 1220 PAGE 203

JAN 24 4 01 PM '72

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
OLLIE FARNSWORTH
R. M. C.

WHEREAS, Marie Bryson and Agnes H. Bryson

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. Harold 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 Four Thousand Three Hundred and No/100-----
-----Dollars (\$4,300.00) due and payable

\$73.32 the 21st day of February, 1972 and \$73.32 on the 21st day of each month thereafter until paid in full.

with interest thereon from date at the rate of seven (7%) per centum per annum, to be paid: monthly

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

ALL that certain piece, parcel or lot of land with all improvements thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina on the Southwest side of Charlotte Street being shown as Lot No. 11 on plat of property of G. DeWitt Auld recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book J at page 211, and having according to said plat the following metes and bounds, to-wit:

BEGINNING on the Southwest side of Charlotte Street at a point 140 feet Northwest of the westerly corner of the intersection of Charlotte Street and Haviland Avenue, said point being the joint front corner of Lots 10 and 11; and running thence along the Southwest side of Charlotte Street, N. 63-59 W. 70 feet to an iron pin, joint front corner of Lots 11 and 12; thence along the joint line of said lots, S. 26-01 W. 167.1 feet to an iron pin; thence S. 66-33 E. 69.8 feet, more or less, to an iron pin, joint rear corner of Lots 10 and 11; thence along the joint rear line of said lot, N. 26-06 E. 164.1 feet to the point of beginning.

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