

FILED
GREENVILLE CO. S. C.

FEB 3 3 33 PM '72

REAL ESTATE MORTGAGE

BOOK 1221 PAGE 212

State of South Carolina, OLLIE FARNSWORTH
R.M.C.

County of GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

WHEREAS, they the said W. Dean Hudson and Lona H. Hudson, hereinafter called Mortgagor, in and by their certain Note or obligation bearing even date herewith, stand indebted, firmly held and bound unto THE CITIZENS AND SOUTHERN NATIONAL BANK OF SOUTH CAROLINA, hereinafter called Mortgagee, in the full and just principal sum of FOURTEEN THOUSAND FOUR HUNDRED AND 00/100----- Dollars (\$14,400.00), with interest thereon payable in advance from date hereof at the rate of 8 % per annum; the principal of said note together with interest being due and payable in (240) equal monthly installments as follows:

[Monthly, Quarterly, Semi-annual or Annual]
Beginning on March 1, 1972, and on the same day of each monthly period thereafter, the sum of ONE HUNDRED TWENTY AND 46/100----- Dollars (\$120.46) and the balance of said principal sum due and payable on the 1st day of February, 1992.

The aforesaid payments are to be applied first to interest at the rate stipulated above and the balance on account of unpaid principal. (Provided, that upon the sale, assignment, transfer or assumption of this mortgage to or by a third party without the written consent of the Bank, the entire unpaid balance of the note secured by this mortgage, with accrued interest, shall become due and payable in full or may, at the Bank's option, be continued on such terms, conditions, and rates of interest as may be acceptable to the Bank.)

Said note provides that past due principal and/or interest shall bear interest at the rate of 8 % per annum, or if left blank, at the maximum legal rate in South Carolina, as reference being had to said note will more fully appear; default in any payment of either principal or interest to render the whole debt due at the option of the mortgagee or holder hereof. Forbearance to exercise this right with respect to any failure or breach of the maker shall not constitute a waiver of the right as to any subsequent failure or breach. Both principal and interest are payable in lawful money of the United States of America, at

the office of the Mortgagee in Greenville, South Carolina, or at such other place as the holder hereof may from time to time designate in writing.

NOW, KNOW ALL MEN, that the said Mortgagor in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms of the said Note; and also in consideration of the further sum of THREE DOLLARS, to the said Mortgagor in hand well and truly paid by the said Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents DO GRANT, bargain, sell and release unto the said Mortgagee the following described real estate, to-wit:

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 and shown as Lot 34, Meadow Brook Drive, on plat of Woodfield Heights, Section Two, by Carolina Engineering and Surveying Company, dated May 20, 1966, and recorded in the Office of the R.M.C. for Greenville County in Plat Book at Page , and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Meadow Brook Drive, at the joint front corner of Lots 33 and 34, and running thence with the joint line of said lots, N. 24-15 E. 200 feet to an iron pin on the line of Lot 37; thence S. 65-45 E. 110 feet to an iron pin; thence along the rear lines of Lots 35 and 36, S. 24-15 W. 200 feet to an iron pin on the northern side of Meadow Brook Drive; thence with the side of said Drive N. 65-45 W. 110 feet to an iron pin at the point of beginning.