

FILED
GREENVILLE CO. S. C.

BOOK 1222 PAGE 227

USL—FIRST MORTGAGE ON REAL ESTATE

FEB 15 12 53 PM '77
OLLIE FARNSWORTH
R. H. C.

MORTGAGE

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern: ALVIN L. HUDSON, JR.

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

WHEREAS, the Mortgagor is well and truly indebted unto GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, GREER, S. C., (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 Five Hundred and No/100 DOLLARS (\$ 5,500.00), with interest thereon from date at the rate of eight (8) per centum per annum, said principal and interest to be repaid as therein stated, and

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 purpose;

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, near Five Forks, on the westerly side of Adams Mill Road, and having according to plat of C. O. Riddle, R.L.S., dated May 20, 1970, the following courses and distances, to-wit:

BEGINNING at a point on the westerly side of Adams Mill Road and running S. 87-00 W. 21.8 feet to an iron pin at the joint front corner of the subject property and property now or formerly of Harry K. Clark, continuing thence S. 87-00 W. 220.4 feet to an iron pin; thence S. 74-10 W. 383.3 feet to an iron pin; thence N. 15-50 W. 54 feet to an iron pin in the line of property now or formerly of Gasque; thence N. 74-10 E. 650.45 feet to an iron pin at the joint front corner of subject property and property now or formerly of Gasque, and on the westerly edge of Adams Mill Road; thence continuing N. 74-10 E. 21.25 feet to a point in the center of Adams Mill Road; thence in a line in the center of Adams Mill Road, S. 10-00 W. 120 feet to the point of beginning.

This is the identical property conveyed to Alvin L. Hudson, Jr. by Deed of John A. Hudson of even date to be recorded in the R.M.C. Office for Greenville County herewith.

The above described property is shown as a one acre tract on the above referred to plat entitled "Property of H. K. Clark," recorded in the R.M.C. Office for Greenville County in Plat Book 4-E, page 43.

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.