

AFFIDAVIT
FILED *R.M.C.*

FILED
GREENVILLE CO. S. C.

JUN 11 2 13 PM '73

BOOK 1281 PAGE 145

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Thomas G. Fuduric and Rebecca F. Fuduric

(hereinafter referred to as Mortgagor) is well and truly indebted unto CN Mortgages, Inc., 200 Camperdown Building, Greenville, South Carolina

(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 Eight Thousand Four Hundred Ninety-Nine and 60/100-dollars----- Dollars (\$ 8,499.60) due and payable In One Hundred Twenty (120) Monthly Installments of Seventy and 83/100 dollars (\$70.83) beginning the 8th day of July, 1973.

with interest thereon from date at the rate of 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 Greenville, near the City of Greenville, on the west side of Collinwood Lane and on the south side of Archwood Court, being shown as Lot #25 on plat recorded in the R.M.C. Office for Greenville County in Plat Book CCC at page 27, on plat of Collinwood Park, and having the following metes and bounds, to-wit:

Beginning at an iron pin on the western side of Collinwood Lane at the joint front corner of Lots #25 and 26 and running thence along the line of Lot #26 N. 77-0 W. 150 feet to an iron pin; thence N. 13-0 E. 80 feet to an iron pin on the south side of Archwood Court; thence along Archwood Court S. 77-0 E. 150 feet to an iron pin at the southwestern corner of the intersection of Archwood Court and Collinwood Lane; thence along Collinwood Lane S. 13-0 W. 80 feet to the beginning corner.

This Mortgage Assigned to: The Citizens and Southern
Corporation, Trustee
from CN Mortgages, Inc.
on 8th day of June 19 73. Assignment recorded
in Vol. 1276 of R. E. Mortgages on Page 605
This 11th of June 19 73, # 35804

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 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.