



MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Marvin D. & Christine Hudson

(hereinafter referred to as Mortgagor) is well and truly indebted unto Termplan, Inc.

(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

Two thousand and forty and 00/100 ----- Dollars (\$ 2,040.00) due and payable

with interest thereon from date at the rate of eight (8) per centum per annum, to be paid: Annually

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

All that tract of land in the County of Greenville, State of South Carolina near Greenville, South Carolina, containing 20 acres, more or less, as shown on plat of Marvin Daniel Hudson, recorded in the P.M.C. Office for Greenville County in Plat Book 4-G, page 141, and having according to said plat the follow metes and bounds to wit....

Beginning at an iron pin in the center of Keeler Bridge Road at the corner of Stone Property, and running thence S-69 E 264, to an iron pin, thence S. 31-30E. 170-44 feet to an iron pin, thence N 47-30 E. 122.1 feet to an iron pin, thence N. 43W 122.7 feet to an iron pin, thence N. 63-30 E. 571.5 feet to an iron pin, thence N. 81 E 198 S. 77W 1511.4 feet to an iron pin in the center at or near Keeler Bridge Road, thence along the center of said Road, N. 15 W. 336.6 feet to the point of beginning and being the same conveyed to us in deed Book 298 at page 157..

The above described property, is subject to restrictive covenants and easements as may appear on the records of the Greenville County Courthouse....



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

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