

FILED
GREENVILLE, CO. S. C.STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLEJAN 7 10 25 AM '74
DONNIE S. TANKERSLEY
R.M.C.MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, R. Gerald Rye, am

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Blanche Eugenia 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 Twenty-Five Thousand and No/100-----

----- Dollars (\$ 25,000.00) due and payable
as follows: interest payment only of One Hundred Eighty-Seven and 50/100 (\$187.50)
Dollars on the 4th day of February, 1974, and interest payment of One Hundred Eighty-
Seven and 50/100 (\$187.50) Dollars on the 4th day of each and every succeeding month there-
after until the 4th day of January, 1975, when the principal sum of \$25,000.00 plus interest*
with interest thereon from date at the rate of nine (9%) per centum per annum, to be paid: monthly
*will be due and payable

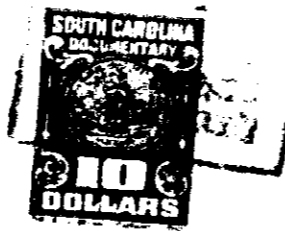
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, being known and designated as Lot No. 76 of Stratton Place Subdivision according to plat prepared by Piedmont Engineers & Architects dated July 10, 1972, and recorded in the R. M. C. Office for Greenville County in Plat Book 4-R at Pages 36 and 37, and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the eastern side of Coventry Road at the joint front corner of Lots 76 and 77 and running thence with the rear lines of Lots 77 and 78, S. 77-31 E. 228.3 feet to an iron pin in the line of Lot 79; thence with the line of Lot 79, N. 12-52 E. 6.8 feet to an iron pin in the line of property now or formerly of Helen Mae Hudson; running thence N. 13-31 E. 123.2 feet to an iron pin at the joint rear corner of Lots 75 and 76; thence with the joint line of said lots, N. 69-51 W. 195.5 feet to an iron pin on the eastern side of Coventry Road, joint front corner of Lots 75 and 76; thence with the eastern side of Coventry Road, S. 25-42 W. 110 feet to an iron pin; thence continuing with the eastern side of Coventry Road, S. 25-55 W. 50 feet to the point of beginning.

It is understood and agreed that this mortgage is junior in lien to that certain mortgage of even date executed in favor of First Federal Savings and Loan Association of Greenville in the sum of \$60,000.00.



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.