

Mail To: Family Fed. S. & L  
Drawer L

Greer, S. C. 29651  
BOOK 1338 PAGE 371

## MORTGAGE

THIS MORTGAGE is made this 29th day of April, 1975,  
between the Mortgagor, William Arthur Hudson and Robbie Jean Hudson  
(herein "Borrower"),  
and the Mortgagee, Family Federal Savings and Loan Association, a corporation  
organized and existing under the laws of the United States of America,  
whose address is 3 Edwards Bldg., 600 N. Main St., Greer, S. C. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Four Thousand and no/100ths  
(\$4,000.00) Dollars, which indebtedness is evidenced by Borrower's note of  
even date herewith (herein "Note"), providing for monthly installments of principal and interest,  
with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 1985

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest  
thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to  
protect the security of this Mortgage, and the performance of the covenants and agreements of  
Borrower herein contained, and (b) the repayment of any future advances, with interest thereon,  
made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"),  
Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns  
the following described property located in the County of Greenville, State of  
South Carolina:

All that certain piece, parcel or lot of land situate, lying and being in the State  
and County aforesaid, Butler Township, in the Rocky Creek Church community, and  
being a part of the same land that was conveyed to me by deed from B. H. Hudson,  
May 19, 1958, recorded in the office of the R.M.C. for Greenville County in Deed  
Book 599 at Page 166, and having the following courses and distances, to-wit:

BEGINNING on an iron pin on the C. B. Jones line at a point 300 feet east of the  
joint corner of C. B. Jones and Dave Feaster, said corner being on my line, and runs  
thence with the C. B. Jones line, N. 78-45 E. 208.7 feet to an iron pin on the said  
line; thence a new line N. 10-00 W. 208.7 feet to an iron pin; thence S. 78-45 W.  
208.7 feet to an iron pin in the woods; thence S. 10-00 E. 208.7 feet to the beginning  
corner, containing one (1) acre, more or less.



To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with  
all the improvements now or hereafter erected on the property, and all easements, rights, appur-  
tenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water  
stock, and all fixtures now or hereafter attached to the property, all of which, including replacements  
and additions thereto, shall be deemed to be and remain a part of the property covered by this Mort-  
gage; and all of the foregoing, together with said property (or the leasehold estate in the event this  
Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the  
right to mortgage, grant and convey the Property, that the Property is unencumbered, and that  
Borrower will warrant and defend generally the title to the Property against all claims and demands,  
subject to any easements and restrictions listed in a schedule of exceptions to coverage in any title  
insurance policy insuring Lender's interest in the Property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Payment of Principal and Interest.** Borrower shall promptly pay when due the principal of and interest on the indebtedness  
evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future  
Advances secured by this Mortgage.