

FILED
GREENVILLE CO. S.C.

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DOONIE S. TANKERSLEY
R.M.C.



State of South Carolina)

COUNTY OF GREENVILLE)

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Robert Lee Hudson, Jr., and Ernestine R. Hudson

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

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of **Twenty-Eight Thousand Eight Hundred and no/100-----** (\$ 28,800.00)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note does not contain a provision for escalation of interest rate; paragraphs 9 and 10 of this mortgage provides for an escalation of interest rate under certain conditions; said note to be repaid with interest as the rate or rates therein specified in installments of **Two Hundred Thirty-one and 74/100-----** \$ 231.74 Dollars each on the first day of each month hereafter, in advance, until the principal sum with interest has been paid in full, such payments to be applied first to the payment of interest, computed monthly on unpaid principal balances, and then to the payment of principal with the last payment, if not sooner paid, to be due and payable **30** years after date, and

WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall, at the option of the holder thereof, become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collateral given to secure same, for the purpose of collecting said principal due and interest, with costs and expenses for proceedings, and

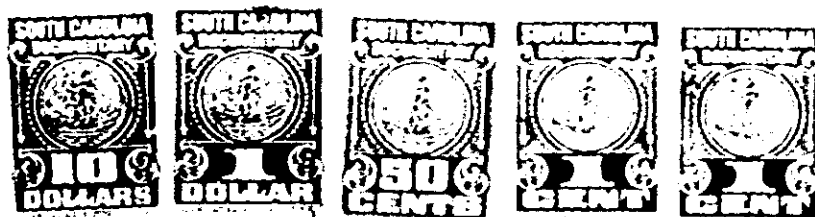
WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for any other purpose.

NOW KNOW ALL MEN, That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sum which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described real estate:

All that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the southern side of Pine Creek Court and being shown as Lot 420 on a plat of a "revised portion of Section 4, Belle Meade" recorded in the R.M.C. Office for Greenville County in plat book FFF, page 39, and being further described as follows:

BEGINNING at an iron pin on the southern side of Pine Creek Court at the joint corner of Lots 419 and 420 and running thence along the common line of these lots, S. 3-06 W. 145.8 feet to an iron pin; thence S. 85-31 E. 125 feet to an iron pin in the line of Lot 423; thence along the line of Lot 423, N. 15-26 W. 164.2 feet to an iron pin on the southern side of Pine Creek Court; thence along the southern side of Pine Creek Court, S. 79-13 W. 37.9 feet to an iron pin; thence continuing along Pine Creek Court, N. 86-54 W. 35.6 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Floyd R. Granger Builders, Inc., of even date herewith to be recorded herewith in the R.M.C. Office for Greenville County.



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