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MORTGAGE OF REAL ESTATE—**DORRIS STANLEY** Offices of **Cherry and Patterson**, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: DEVENGER ROAD LAND COMPANY, A
PARTNERSHIP

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

WHEREAS, the Mortgagor is well and truly indebted unto **BANKERS TRUST OF SOUTH CAROLINA AS TRUSTEE AND EXECUTOR OF THE ESTATE OF FRED H. 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 **Ninety-seven Thousand Seven**

Hundred Eighty-six and 75/100----- DOLLARS (\$ 97,786.75--),
with interest thereon from date at the rate of **ten** per centum per annum, said principal and interest to be repaid:

Said sum due and payable eighteen months from date with interest at the rate of 10% to be computed and paid semi-annually in semi-annual installments beginning six months from date.



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 certain piece, parcel or tract of land lying in the State of South Carolina, County of Greenville, shown as 64.6 acres on plat of Property of Devenger Road Land Company prepared by Dalton & Neves Co., Engineers, dated September, 1975, and being more fully described as set forth thereon. Plat of the subject property is recorded in Plat Book 5J at page 73 in the RMC Office.

It is understood that this mortgage is junior in lien to a mortgage being executed by the mortgagor to South Carolina National Bank in the amount of \$417,000. In the event the South Carolina National Bank mortgage is refinanced and satisfied of record, the mortgagee agrees to subordinate the lien of this mortgage to any future first mortgage executed by the mortgagor provided the amount of said first mortgage does not exceed 75% of the appraised value of the lots encumbered thereby as determined by the first mortgage lender making said loan.

Mortgagee further agrees to release developed lots from the lien of this mortgage upon the payment to the mortgagee of the sum of \$1,000 for each lot, said sum to be applied to the balance due under the indebtedness secured hereby.

Lots 281 through 303 as shown on Plat entitled Devenger Place, Section 8, Dalton & Neves Co., Engineers, dated September, 1975 and recorded in Plat Book 5P on Page 4, in the RMC Office of Greenville County is excluded from the lien of this mortgage.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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