

MORTGAGE OF REAL ESTATE

BOOK 1429 PAGE 478

Mortgagee's mailing address: 505 Hudson Road, Greenville, S. C. 29615

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

APR 20 3 54 PM '77

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JOHNIE S. TANNER SLEY
R.M.C.

WHEREAS, Heritage Homes, Inc.

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 --One Hundred Thirty Four Thousand Six Hundred and 00/100----

Dollars (\$134,600.00) due and payable

According to Agreement between Mortgagor and Mortgagee

with interest thereon from _____ at the rate of _____ per centum per annum, to be paid

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 Mortgagee 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 numbers 1, 8, 9, 10, 11, 13, 42, 46, 47, 64, 65, and 81 of a subdivision known as Stratton Place according to a Plat thereof prepared by Piedmont Engineers Architects- Planners, dated July 10, 1972, recorded in the RMC Office for Greenville County in Plat Book 4R at pages 36 & 37.

Also, all that piece parcel or tract of land, situate, lying and being in the State of South Carolina, County of Greenville, as is more fully shown on Plat prepared by Piedmont Engineers, Architects- Planners dated July 10, 1972, recorded in the RMC Office for Greenville County in Plat Book 4R 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 western side of Hudson Road at the corner of property of Pelham Estates, and running thence with the rear of lots of Pelham Estates, N56-08W, 684.65 feet to a point at the southern corner of lot no. 9 as shown on said Plat; thence running N33-32E, 180.0 feet to a point at the eastern corner of lot no. 9 and Coventry Road; thence in a circular direction around area designated "Temp. cul-de-sac", as shown on said plat to a point at the southern corner of lot. no. 8 and Coventry Road; thence running N31-30E 176.0 feet to a point at the rear boundary of lot no. 4; thence, turning and running S69-53E 189.6 feet to a point at the southern corner of lot no. 3; thence turning and running N13-40E, 35.0 feet to a point on the boundary line between lot. no. 2 and 3; thence turning and running S76-20E, 266.0 feet along the rear of lot no. 1 and 2 to a point on the eastern side of Hudson Road; thence turning and running S7-15W, 643.1 feet along Hudson Road to the point of beginning.

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Being the same property conveyed to the mortgagor by deed of Blanche Eugenia Hudson, of even date, to be recorded herewith.

STAMP
TAX \$ 53.94
R.B. 11218

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 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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