

MORTGAGE OF REAL ESTATE.

Mortgagee's mailing address: 028 Hatch Street, Greenville, South Carolina

1437 PAGE 885

STATE OF SOUTH CAROLINA } 12 10 48 MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE } THE S. TANNER TO ALL WHOM THESE PRESENTS MAY CONCERN: R.M.C.

WHEREAS, B & B Enterprises of Greenville, Inc.

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

Seven Thousand, Seven Hundred and No/100-----Dollars (\$ 7,700.00 ) due and payable

\$69.22 on the 1st day of August, 1978 and \$69.22 on the 1st day of each and every succeeding calendar month thereafter with payments applied first to interest at the rate of Seven (7%) per cent per annum computed and paid monthly and the balance applied to the principal due from month to month together with interest thereon from date at the rate of 7% per centum per annum, to be paid: monthly

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:

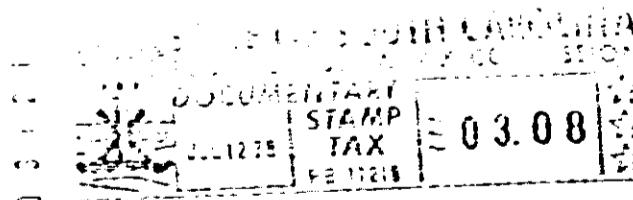
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of

ALL that piece, parcel or lot of land, with the improvements thereon, situate, lying and being in or near Greenville, in the County of Greenville, South Carolina being known and designated as a portion of Lot No. 92, Section 1, as shown on plat entitled "Subdivision for Abney Mills, Brandon Plant, Greenville, South Carolina," made by Dalton & Neves, Engineers, Greenville, S. C., February 1959, and recorded in the Office of the R.M.C. for Greenville County in Plat Book QQ at pages(s) 56 to 59, and having according to a more recent survey prepared by Carolina Surveying Co. dated September 7, 1973 and being recorded in the RMC Office for Greenville County in Plat Book G-R at Page 59 the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeast side of Hatch Street, joint front corner of Lots 91 and 92 and running thence with the joint line of said lots N. 57-05 E. 113.7 feet to an iron pin; thence S. 33-13 E. 67 feet to an iron pin; thence with a new line through Lot 92 S. 57-0 W. 113.9 feet to an iron pin on Hatch Street; thence with Hatch Street N. 32-55 W. 67 feet to the beginning corner. Said property is the same property conveyed to the mortgagor herein by Juanita M. Hudson by deed of even date to be recorded herewith.

As a further condition of the within mortgage, mortgagor agrees to keep the dwelling in good condition and repair during the term hereof.

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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 equal 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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