

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.

JUL 21 3 14 PM 1978  
MORTGAGE OF REAL ESTATE

BOBBIE S. TAYLOR  
H.M.C.

Mortgage address  
121 Oakland Way  
Fountain Inn, SC  
29644

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WHEREAS, JETER GARRETT, JR. AND ELEANOR C. GARRETT

(hereinafter referred to as Mortgagor) is well and truly indebted unto W. DON 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 SIX THOUSAND AND NO/100

Dollars (\$ 6,000.00 ) due and payable

in One Hundred Eighty (180) equal monthly installments of Sixty and 86/100 (\$60.86) Dollars per month including principal and interest, beginning August 1, 1978 and continuing each month thereafter until paid in full;

MORTGAGORS RESERVE THE RIGHT TO PREPAY WITHOUT PENALTY  
with interest thereon from date at the rate of NINE 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 GREENVILLE, on the north side of Main Street in the Town of Fountain Inn, with the following metes and bounds, to-wit:

BEGINNING at the corner of brick wall of a building, being the north-western corner, joint corner of Main Street with lot now or formerly of C. J. Jones, thence up said Main Street, 14 feet and 4 inches, including a 1/2 interest in wall of brick building, formerly Essie Holland Babb, now owned by C. A. Parsons Estate; thence with the Parsons line, 60 feet in a Northeasterly direction; thence at right angles to said Parsons building 6 inches; thence along joint line with Parsons, 90 feet to an alley; thence down said alley 13 feet and 10 inches, joint corner on alley of lot now or formerly owned by C. J. Jones; thence with the joint line of Jones lot and brick mercantile building thereon in a westerly direction 150 feet to the beginning corner on Main Street.

This being the identical property conveyed to the Mortgagors herein by deed of W. Don Hudson to be recorded in the R.M.C. Office for Greenville County of even date herewith.

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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 of all 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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