

MORTGAGE OF REAL ESTATE

BOOK 1505 PAGE 266

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
CO. S. C.
JUN 15 2 04 PM '80

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WILLIE R. HUDSON ^{DONOR} and BEATRICE L. HUDSON ^{TANKERSLEY}

(hereinafter referred to as Mortgagor) is well and truly indebted unto L. H. TANKERSLEY

(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 Fifty One Thousand Six Hundred Twenty and No/100--
-----Dollars (\$ 51,620.00) due and payable

AS STATED IN NOTE.

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 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, the Mortgagee's heirs, 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 located on the Western side of South Carolina Highway 276 near the City of Mauldin and being shown on a plat prepared by Freeland and Associates on September 20, 1978, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Western side of Laurens Road at the joint front corner of property herein and property of Howell and running thence S. 42-46 W. 450 feet to an iron pin; thence turning and running N. 47-14 W. 131 feet to an iron pin; thence turning and running along the line of property herein and other property of the U. S. Land Company, N. 42-46 E. 523.07 feet to an iron pin on South Carolina Highway 276; thence turning and running along said Highway, S. 18-05 E. 150 feet to the point of beginning.

This being the same property acquired by the Mortgagor and L. H. Tankersley by deed of U. S. Land Company recorded in the RMC Office for Greenville County in Deed Book 1089 at Page 303 on October 5, 1978.

This is a second mortgage, junior in lien to that certain mortgage to L. H. Tankersley recorded in the RMC Office for Greenville County in Mortgage Book 1484 at Page 60 on October 11, 1979.

MORTGAGEE'S MAILING ADDRESS: 44 Pine Knoll Drive
Greenville, South Carolina

RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA
DOCUMENTARY
JUN 15 1980

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 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 is 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.

0 2 6 2

4328 RV-2