

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

FILED

S. C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, ROBERT HUDSON a/k/a ROBERT L. HUDSON, JR.
SUNNERSLEY

(hereinafter referred to as Mortgagor) is well and truly indebted unto Carolina Mortgage and Land Co., Inc., their heirs and assigns:

(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

Three Thousand and no/100-----Dollars (\$ 3,000.00) due and payable within Six (6) months of execution,

with interest thereon from date of execution at the rate of 16.5 per centum per annum, to be paid: within Six (6) months of execution

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 my right, title and interest, in all that piece, parcel or lot of land, with buildings and improvements thereon, situate, lying and being on the Northern side of Rutherford Road (formerly known as Old Camp Road) in Greenville County, South Carolina, being shown and designated as Lot No. 1 on a Plat of the property of Walter Alewine, Sec. 2, dated July 22, 1946, made by H. S. Brockman, Surveyor, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book B., Page 190, reference to which is hereby craved for the metes and bounds thereof, said lot facing on Rutherford Road 60 feet and running back in parallel lines for a depth of 156 feet on the Western side and 157.33 feet on the Eastern side with a rear width of 60 feet.

This is the identical property conveyed to R. C. Gray by deed of Walter F. Alewine, dated February 26, 1948, and recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book 337, Page 93. R. C. Gray died testate on November 29, 1963, devising the said property to his wife, Maggie Gray, as will appear by reference to the records of the Probate Court for Greenville County, South Carolina, in Apt. 850, File 5. Maggie Gray died intestate August 24, 1969, survived by the Grantor herein as one of her sole heirs at law as will appear by reference to the records of the Probate Court for Greenville County, South Carolina, in Apt. 1098, File 22.

This conveyance is hereby made subject to rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instrument of public record and actually existing on the ground affecting said property.

This is that same property derived by Mirrio Hudson, August 4, 1980 and recorded in the R. M. C. Office for Greenville County, South Carolina.

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 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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