

MORTGAGE

THIS MORTGAGE is made this 17th day of June, 1982, between the Mortgagor, Richard H. and Kay B. Hudson, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of \$8150.00 (Eight thousand one hundred fifty and 00/100) Dollars, which indebtedness is evidenced by Borrower's note dated June 17, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1,

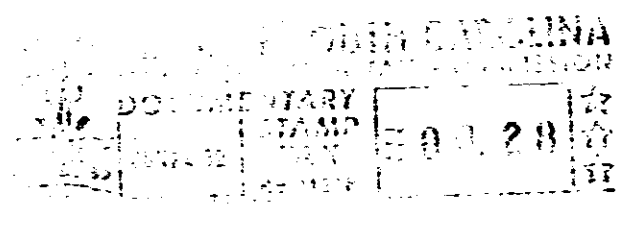
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina.

All that certain piece, parcel or lot of land, with all improvements thereon, of hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the north side of Confederate Circle, being known and designated as lot 93 on plat of Sheffield Forest made by Carolina Engineering and Surveying Company dated May 26, 1975, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 111, at Page 157, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Confederate Circle at joint front corner of Lots 93 and 94; thence with the line of said Lot 94, N. 5-20 W., 224.0 feet to an iron pin at or near a stream; thence with the line of said stream, N. 59-35 E., 113.1 feet to an iron pin at joint rear corner of Lot 92; thence with the line of Lot 92, S. 3-30 W., 251.4 feet to an iron pin on the north side of Confederate Circle; thence with the north side of Confederate Circle, S. 72-50 W., 100 feet to the point of beginning.

This being the same property conveyed to the mortgagor by deed of James F. Causby and June R. Causby and recorded in the RMC Office for Greenville County in Deed Book 1085 at Page 795. This was recorded on August 21, 1978.

This is a second mortgage and is Junior in Lien to that mortgage executed by Richard H. and Kay B. Hudson to First Federal Savings and Loan Association of SC which mortgage is recorded in the RMC Office for Greenville County on August 29, 1975 in Book 1347 at Page 430.



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which has the address of 416 Confederate Circle Taylors,
(Street) (City)
South Carolina 29687 (herein "Property Address");
(State and Zip Code)

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property."

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

