

State of South Carolina }
COUNTY OF Greenville }
APR 11 9 59 AM '84

DOWNING & WILSON, SRSLEY

To All Whom These Presents May Concern:

Unicorn Learning Center, a South Carolina general partnership hereinafter called the Mortgagor(s), SEND GREETING:

WHEREAS, the said Mortgagor(s) in and by its certain promissory note in writing, of even date with these Presents, is well and truly indebted to Lawrence Hudson, P.O. Box 1122, Greer, S.C. 29652

hereinafter called Mortgagee, in the full and just sum of

SEVENTY THOUSAND AND NO/100 (\$70,000.00)----- DOLLARS,
to be paid
as stated therein

with interest thereon from date at the rate of ten per centum per annum, to be computed and paid monthly until paid in full; all interest not paid when due to bear interest at the same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case said note should be placed in the hands of an attorney for suit or collection the Mortgagor(s) agrees to pay all costs and expenses including a reasonable amount as attorney's fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, That the said Mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms of the said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor(s) paid by the said Mortgagee at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said Mortgagee, Lawrence Hudson, his heirs and assigns forever:

All that certain parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, near Fairview Baptist Church, on the South side of the Hendersonville Highway (State Highway No. 290), containing 1.91 acres, more or less, and having the following metes and bounds:

BEGINNING at a point at the Southwest corner of the intersection of State Highway 290 and Old Highway No. 29, and running thence with the Southern edge of State Highway No. 290, N 83-45 W 100 feet to a bend; thence N 80-45 W 100 feet to a bend; thence N 77-36 W 122.5 feet to a point at the Southeast corner of the intersection of Gilreath Mill Road with State Highway No. 290; thence with the Southeast edge of Gilreath Mill Road, S 41-42 W 438 feet to a stake; thence S 35-40 E 76.3 feet to a stake on the Northern edge of Old U. S. Highway No. 29; thence therewith, N 59-30 E 657 feet to the point of beginning.

This being the same property conveyed to mortgagor herein by deed of Lawrence Hudson dated March 30, 1984 to be recorded herewith.

GCTO
-----3 AP04 84 016

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
RECORDED
STAMP
TAX \$ 28.00
CHIEF

