

MORTGAGE OF REAL ESTATE—Office of WILKINS & WILKINS, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

FILED  
GREENVILLE CO. S.C.  
Nov 15 12 50 PM '72  
ELIZABETH RIDGEC  
R.M. Gove

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

WHEREAS, We, William S. Hudson & Co., Hudson

(hereinafter referred to as Mortgagor) is well and truly indebted unto H. J. Martin & Joe O. Charing

(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 Eight Hundred twenty two and no/100

Dollars (\$ 822.00 ) due and payable  
\$50.00 on the 14th day of December, 1972 and a like amount on the 14th day of each and every month thereafter up to and including the 14th day of April, 1974 and the balance of said principal and interest due and payable on the 14th day of May, 1974, said installments to be applied first in payment of interest and then to principal with interest thereon from date at the rate of 8% 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, being known and designated as Lot No. 39 of Greenfields as shown on plat thereof recorded in the RMC Office for Greenville County in plat book "XX" at page 103, and having the following metes and bounds, to-wit:

Beginning at an iron pin on the eastern side of Charlton Drive, the joint front corner of Lots 38 & 39, and thence with said line S. 82-23 E. 174.9 feet to the joint rear corner of Lots 36, 38 & 39; thence along the rear of lot No. 39, S. 45-24 W. 265.8 feet; thence along the eastern side of Charlton Drive N. 3-49 E. 213.8 feet to the point of beginning.

This mortgage is junior in lien to that certain mortgage given by mortgagors to Fidelity Federal Savings and Loan Association of even date in the amount of \$19,950.00.

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.