

MORTGAGE SEP 6 3 45 PM 1981

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STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

LUTHI CONSTRUCTION CO., (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, S. C., (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 **Eleven Thousand Five Hundred and No/100ths-----**  
**DOLLARS (\$ 11,500.00** ), with interest thereon from date at the rate of **six**  
per centum per annum, said principal and interest to be paid as therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable,

September 1, 1981

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 (\$300) 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 piece, parcel, lot of land, with all improvements thereon, or hereafter constructed thereon, situated and being on the Western side of Townes Street, in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as a portion of Lot Nos. 37 and 39 of Block B, as shown on a plat of property of Stone Land Company recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book A, at pages 337-347, and being known and designated as Lot No. 1 as shown on a more recent plat prepared by Carolina Engineering and Surveying Company, dated March 6, 1963, entitled "Survey for Luthi Construction Co." and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book DDD at page 199, and having according to the last mentioned plat the following metes and bounds:

BEGINNING at an iron pin on the Western side of Townes Street at the joint corner of Lots Nos. 1 and 2 and running thence with the line of Lot No. 2 N. 83-13 W. 65.5 feet to an iron pin at the joint corner of Lots Nos. 1, 2 and 3; thence with the line of Lot No. 3 S. 66-34 W. 74.6 feet to an iron pin at the joint corner of Lots Nos. 1, 3 and 4; thence with the line of Lot No. 4 S. 36.15 W. 42.4 feet to an iron pin; thence S. 1-05 E. 8 feet to an iron pin; thence S. 83-13 E. 156.5 feet to an iron pin on the Western side of Townes Street; thence with the Western side of Townes Street N. 1-41 E. 83 feet to the point of beginning.