

GREENVILLE, CO. S. C.

JUN 1 4 09 PM '71

BOOK 1193 PAGE 594

OLLIE FARNSWORTH
R. M. C.

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

CHARLOTTE K. LUTHI (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 SEVEN THOUSAND FIVE HUNDRED AND NO/100THS - - - - - DOLLARS (\$ 7,500.00), with interest thereon as provided in said promissory note, 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, June 1, 1986

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 piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being on the Southern side of University Ridge in the City of Greenville, County of Greenville, State of South Carolina, and having according to a plat prepared by Piedmont Engineering Service, dated March 14, 1962, entitled "Property of Furman University", recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book AAA at page 67, the following metes and bounds:

BEGINNING at an iron pin on the Southern edge of the right of way for University Ridge, which iron pin is located 65 feet in a North-westerly direction from the Southwestern corner of the intersection of Briar Street and University Ridge, and running thence S. 2-07 W. 89 feet to an iron pin; thence S. 3-22 W. 100 feet to an iron pin on the Northern side of Carson Alley; thence with the Northern side of Carson Alley N. 84-16 W. 58 feet to an iron pin; thence N. 2-23 E. 185.7 feet to an iron pin on the Southern edge of the right of way for University Ridge; thence with the Southern edge of said right of way for University Ridge S. 87-33 E. 59.2 feet to the point of beginning.

This is the identical property conveyed to the mortgagor herein by deed of L. W. & R. Enterprises, dated April 20, 1971, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Book 913 at page 591.