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GREENVILLE CO. S. C.

BOOK 1246 PAGE 613

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

AUG 28 12 38 PM '72

MORTGAGE OF REAL ESTATE

ELIZABETH RIDDLE  
R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Perry S. Luthi, as Trustee for Kull Trust

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Southern Bank And Trust Company,

(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 Sixteen Thousand and No/100-----

----- Dollars (\$ 16,000.00 ) due and payable

\$324.43 commencing October 1, 1972, and \$324.43 on the 1st day of each and every month thereafter until paid in full with the final payment due September 1, 1977

with interest thereon from date at the rate of eight 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, in the City of Greenville, being situate on the South side of Bradshaw Street (now or formerly known as 12 University Ridge), said lot having the following metes and bounds:

BEGINNING at the corner of a stone wall at the South side of Bradshaw Street, corner of property now or formerly owned by Lee; and running thence S. 0-30 E. 221.3 feet; thence N. 67 E. 53 feet; thence N. 0-25 W. 192 feet to a point on Bradshaw Street; thence along the South side of Bradshaw Street N. 80-34 W. 50 feet to the beginning corner. Release Value: \$8,000.00

All that lot of land in Greenville County, State of South Carolina, in the City of Greenville, having the following metes and bounds:

BEGINNING at a stake on the northwestern side of Lawton Avenue, said stake being 313 feet north from the northwestern corner of Lawton and Perry Avenues; thence N. 69-00 W. 173 feet to a fence post in line of lands formerly known as Alexander McBee Estate; thence N. 20-14 E. 57.5 feet to a fence post; thence S. 69-00 E. 173 feet to an iron pin on Lawton Avenue; thence with said Avenue, S. 20-14 W. 57.5 feet to the point of beginning. Release Value \$5,000.00

All that piece, parcel or lot of land situate, lying and being in the City of Greenville, Greenville County, South Carolina, being known and designated as Lot #1 on plat of the subdivision of Mrs. A. C. Davis, plat of which is recorded in the RMC Office for Greenville County in Plat Book F, at page 35, said lot having a frontage of 49 feet on the north side of Bruce Street, said lot being further designated as Lot #6, Block 4, Page 190 of the City Block Book. Release Value \$3,000.00

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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.