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GREENVILLE CO. S. C.

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BOOK 1281 PAGE 227

DONNIE S. TANKERSLEY
R.H.C.

Saluda Valley Federal Savings & Loan Association

Williamston, South Carolina

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

} ss:

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

PERRY S. LUTHI, AS TRUSTEE FOR KULL TRUST

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto SALUDA VALLEY FEDERAL SAVINGS AND LOAN ASSOCIATION OF Williamston, 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 FORTY EIGHT THOUSAND AND NO/100 -----

DOLLARS (\$ 48,000.00), with interest thereon from date at the rate of eight (8%) 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.

JUNE 1, 1993

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 hereby 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 in the State of South Carolina, County of Greenville, lying on the southeastern side of Anderson Road and being known as Lots 9, 10, 11 and a small portion of Lot No. 8 on a plat of J. M. Förtner Estate and being described as follows in accordance with a survey for Perry S. Luthi, Trustee for Kull Trust, prepared by Carolina Surveying Co. dated June 1, 1973:

BEGINNING at an iron pin on the southeastern side of Anderson Road, joint front corner of Lots 11 and 12 and running thence with the edge of said Anderson Road, N. 49-02 E., 160 feet to an iron pin on the front line of Lot No. 8; thence in a new line running through Lot No. 8, S. 40-32 E., 112.5 feet to a point; thence S. 49-28 W., 160 feet to an iron pin; thence N. 40-32 W., 111.3 feet to the point of beginning.

This is the identical property conveyed to the mortgagor in separate deeds recorded in Deed Book 917 at page 557, Deed Book 915 at page 306 and Deed Book 974 at page 414.