

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.  
JUL 10 4 14 PM '73  
DONNIE S. TANKERSLEY  
R.M.C.

BOOK 1284 PAGE 47

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

WHEREAS, Charlotte K. Luthi

(hereinafter referred to as Mortgagor) is well and truly indebted unto First National Bank of South Carolina

(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 Two hundred Ninety and 36/100-----

-----Dollars (\$ 7,290.36 ) due and payable \$86.79 commencing August 10th, 1973 and \$86.79 on the tenth (10th) day of each month hereafter until paid in full with the final payment due July 10th, 1980.

with interest ~~XXXXXX~~ after maturity; 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, being and being in the State of South Carolina, County of Greenville, Greenville Township, on the Northeast corner of O'Neal Street and Y. M. C. A. Street, in what is known as City View, and being a part of Lot No.21 as shown on plat recorded in Plat Book A, at Page 461, and having the following metes and bounds, to-wit:

BEGINNING at corner of O'Neal and Y. M. C. A. Streets, and running thence in a northerly direction with Y. M. C. A. Street 50 feet to corner of Lot No.20; thence with line of Lot No.20 in a westerly direction 100 feet; thence in a line parallel to Y. M. C. A. Street and in a southerly direction 50 feet to O'Neal Street; thence in an easterly direction with O'Neal Street 100 feet to the beginning corner.

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 Mortgagee certifies that it is lawfully seized of the premises hereinafore described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey, or transfer the same, and that the premises are free and clear of all taxes and encumbrances except as provided herein, and that 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 who may lawfully claim the same or any part thereof.

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