

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

BOOK 1511 PAGE 704

AUG 19 11 07 AM '80
DONNIE S. TANKERSLEY
R.M.C.

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

WHEREAS, Perry S. Luthi

(hereinafter referred to as Mortgagor) is well and truly indebted unto Rosemary B. Belcher, as Trustee of the Estate of F. G. Brothers, Deceased,

(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

Thirty-three Thousand and No/100 Dollars (\$ 33,000.00) due and payable in accordance with the terms of a note of even date herewith,

with interest thereon from at the rate of per centum per annum, to be paid:

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

Parcel 1: All that tract or parcel of land, situate in the County of Greenville, State of South Carolina and described as follows: In Greenville, Greenville Township, being a part of Lot No. 55 according to plat of Cherokee Park, recorded in Plat Book C, Page 96, having the following metes and bounds, to-wit:

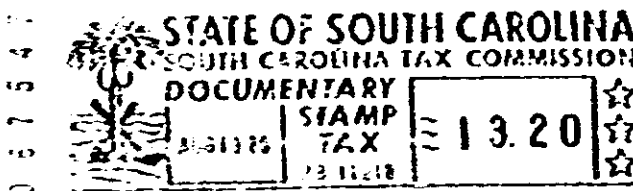
BEGINNING on the northwestern corner of Saluda Avenue and Keowee Avenue, N. 62-32 E. 100 feet to corner of F. G. Brothers (See Vol. 88 for deeds, Page 438); thence with F. G. Brothers line N. 27-28 E. 47 feet to line of Lot No. 54; thence with the line of Lot No. 54 S. 62-32 E. 100 feet to Keowee Avenue; thence with Keowee Avenue, S. 27-28 W. 47 feet to the beginning corner.

Being the same property conveyed to the mortgagor herein by deed of Rosemary Belcher, as Trustee of the Estate of F. G. Brothers, Deceased, dated of even date and recorded in the R.M.C. Office for Greenville County in Deed Book 1131, at Page 466.

Parcel 2: All that piece, parcel or lot of land in Greenville Township, Greenville County, South Carolina, near the corporate limits of the City of Greenville, South Carolina, on the north side of Keowee Avenue, and being known and designated as Lot No. 3 according to a plat of Property of E. C. Cass, recorded in the R.M.C. Office for Greenville County in Plat Book F, Page 227, fronting 50 feet on Keowee Avenue, and running back in parallel lines 172 feet.

Being the same property conveyed to the mortgagor herein by deed of Rosemary Belcher, as Trustee of the Estate of F. G. Brothers, Deceased, dated of even date and recorded in the R.M.C. Office for Greenville County in Deed Book 1131, at Page 467.

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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 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.

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