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MORTGAGE OF REAL ESTATE - Offices of Larry R. Patterson, Attorney at Law, Greenville, S.C.

Mortgagee's address: 28 Howe Street, Greenville, S.C. 29601

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
CO. S. C.  
23 PH '80  
R.M.C.

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: John C. Terrapin and Fredricka Luthi

Terrapin -----

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

WHEREAS, the Mortgagor is well and truly indebted unto Perry S. Luthi

(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 Six Hundred Forty-eight and 77/100 DOLLARS (\$ 16,648.77 ),

with interest thereon from date at the rate of ten per centum per annum, said principal and interest to be repaid: on or before March 8, 1981.

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STATE OF SOUTH CAROLINA  
DOCUMENTARY  
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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, near the corporate

limits of the City of Greenville, on the north side of Keowee Ave., being shown and designated as Lot Number 3 according to a plat of Property of E.C. Cass recorded in Plat Book F at Page 227 of the RMC Office for Greenville County, fronting 50 feet on Keowee Ave., and running back in parallel lines 172 feet.

This is the same property conveyed to the Mortgagor by deed of Perry S. Luthi dated September 24, 1980 and recorded on even date herewith.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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