

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.  
OCT 23 AM '80

BOOK 1521 PAGE 909

MORTGAGE OF REAL ESTATE

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

WHEREAS, We, Nick Urick and Rose Urick

(hereinafter referred to as 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 Seventeen Thousand Eight Hundred Fifty-Two and 52/100 ----- Dollars (\$17,852.52) due and payable

in equal, monthly installments of Two Hundred (\$200.00) Dollars per month, commencing November 1, 1980, and continuing on the first day of each and every month thereafter until paid in full, \*

with interest thereon from date at the rate of nine 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, being known and designated as Lot No. 10 and a triangle strip of Block A, Grandview Heights, recorded in Plat Book BB, at Page 38, in survey by J. C. Hill dated October 13, 1959, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwest side of Cedar Lane Road, at the joint front corner of Lots Nos. 9 and 10, Block A, and running thence with the line of Lot No. 9, S. 45 W. 127.8 feet; thence, with the line of Old Cedar Lane Road, N. 17 W. 125.6 feet to an iron pin; thence continuing with the Old Cedar Lane Road, N. 13-20 W. 135 feet to an iron pin; thence with Cedar Lane Road, S. 45 E. 211 feet to the point of beginning.

This is the same property conveyed to Nick Urick by Perry S. Luthi by deed dated October 23, 1980, which is being recorded simultaneously herewith in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1136, at Page 27.

Perry S. Luthi agrees to pay from the instalments set out herein a certain first mortgage in favor of First Federal Savings And Loan Association, in the amount of \$5,982.89, recorded in the R.M.C. Office in R.E.M. Book 1182, at page 477, and shall pay same in full upon the said Nick Urick paying this note and mortgage in full, this being binding on both parties, the respective heirs, executors, administrators, successors and assigns of the parties hereto.



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.

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