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REAL ESTATE MORTGAGE

VOL 1652 PAGE 672

THE STATE OF SOUTH CAROLINA GREENVILLE CO. S.C.
COUNTY OF Greenville

FILED
MAR 19 11 00 AM '89
DONNIE S. TAYLOR
R.S.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN, Richard C. Heil

of the County of Greenville, State of South Carolina, hereinafter called the Mortgagors, send greeting:

WHEREAS, the said Mortgagors are justly indebted to Luthi Mortgage Co., Inc. hereinafter called the Mortgagee, and have given their promissory Note therefore bearing even date here with, whereby they have promised to pay to the Mortgagee in accordance with its terms the Actual Amount of Loan of \$ 1760.00 together with interest on unpaid balances, it being hereby expressly agreed that upon default in the payment of said note or of any charge in connection therewith, or of insurance premiums, taxes or assessments or in the performance of any of the requirements herein contained as to taxes or insurance or of any of the other conditions hereof, the Mortgagee shall have the right to declare immediately due and payable the entire unpaid principal balance hereof and accrued interest thereon, and to proceed, without notice, to enforce the collection of same as provided therein, together with a reasonable attorney's fee up to 15% of said unpaid balance for any litigation concerning the debt, and all other amounts secured hereby.

NOW KNOW ALL MEN That the Mortgagors, in order better to secure the payment of the note above mentioned in accordance with its terms, and all other sums mentioned therein or herein, to the Mortgagee, and also in consideration of the further sum of TEN DOLLARS to the Mortgagors in hand well and truly paid by the Mortgagee at and before the sealing of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described real property:

All those lots of land with the buildings and improvements thereon situate on the south side of Dupont Avenue and the west side of Sandra Street, near the City of Greenville, Greenville County, State of South Carolina being shown as the greater portions of Lots 60 and 61 on plat of Rockvale, Section I, made by J. Mac Richardson, Surveyor, October 25, 1958, recorded in the RMC Office for Greenville, S.C. in Plat Book QQ, Page 108, and also shown as Lot 45 on an unrecorded plat of a revision of Lots 40 thru 43 and and Lots 58 and 61, Section I, Rockvale, made by Campbell & Clarkson Surveyors, Inc. dated September 9, 1970 and also shown on plat of property of Richard C. Heil and Jessie Lee M. Heil made by Campbell and Clarkson, Surveyors, Inc. dated August 16, 1971, recorded plat book 4-L, page 17, in the RMC Office for Greenville, S.C. and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of Sandra Street at the joint corner of Lots 61 and 62 and running thence along the line of Lot 62 S. 88-02 W. 110 feet to an iron pin; thence along a new line through Lots 61 and 60 N. 1-58 W. 150 feet to an iron pin on the south side of Dumont Ave.; thence along Dumont Ave. N. 88-02 E. 100 feet to an iron pin at the intersection of Dumont Ave. and Sandra Street; thence with the curve of said avenue and street (the cord being S. 46-58 E. 141 feet)

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Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in any wise incident or appertaining.

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