

REAL ESTATE MORTGAGE

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THE STATE OF SOUTH CAROLINA)
COUNTY OF Greenville)

TO ALL WHOM THESE PRESENTS MAY CONCERN: John W. Grady, III

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 herewith, whereby they have promised to pay to the Mortgagee in accordance with its terms the Actual Amount of Loan of \$ 15,200.00 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 1% 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:

Greenville, City of Greenville, being on the northeastern side of Hampton Avenue, being shown and designated as Lot 19 in Block 1 on Sheet 18 of Greenville County Tax Maps, and being more particularly described:

BEGINNING at an iron on the northeastern side of Hampton Avenue at the joint front corner of lots 19 and 20 and running N 47-32 W 96.65 ft. to an iron pin, being the joint front corner of lots 19 and 18.1 thence turning N 42-46 E 240.89 feet to a point; thence continuing S 49-48 E 50 ft. more or less to an iron pin; thence running S 42-00 E 50.88 ft. to an iron pin; thence turning S 42-48 W 243.85 ft. to an iron pin, the point of beginning.

This mortgage is junior in lein and subject to those mortgages as recorded in the RMC Office for Greenville County.

This is a portion of the same property conveyed to the Mortgagor by deed of Elva L. Grady et al dated May 11, 1973 and recorded in the RMC Office for the Greenville County in Vo. 974 at page 421.

(SEE BACK)

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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TO HAVE AND TO HOLD all and singular the said premises unto the Mortgagee, its successors and assigns, forever.

