

REAL ESTATE MORTGAGE

THE STATE OF SOUTH CAROLINA
COUNTY OF Greenville

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TO ALL WHOM THESE PRESENTS MAY CONCERN: James B. Wilson and Doris B. Wilson
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 \$ 9080.00 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 12 % 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 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, City of Greenville, on West side of Kent lane, being shown as Lot 48 on plat of Vista Hills made by Dalton & Neves, Engineers, May, 1946, recorded in the PNC Office for Greenville County in Plat Book P, page 149, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on West side of Kent Lane at joint front corner of Lots 47 and 48 and running thence with line of Lot 47, S. 88-10 W. 175 feet to iron pin; thence S. 1-50 E. 75 feet to iron pin; thence with line of L to 49 N. 88-10 E. 175 feet to iron pin on West side of Kent Lane; thence along West side of Kent Lane N. 1-50 W 1 75 feet to beginning corner.

This being the same property conveyed to James B. Wilson, Jr. by deed of A. L. Tinsley on September 22, 1954, recorded in the PNC Office for Greenville County on September 22, 1954, in Deed Book 503 at page 466.

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in any wise incident or appertaining. (CONTINUED ON NEXT PAGE)

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

RECORDED

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