

REAL ESTATE MORTGAGE

THE STATE OF SOUTH CAROLINA)
 COUNTY OF Greenville) S.C.
 TO ALL WHOM THESE PRESENTS CONCERN: Elford Thompson
 DONNIE S. LUTHI
 GREENVILLE, S.C.

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 \$ 4950.00 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:

All that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 20 on plat of Morgan Hills, which plat is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book A., at Page 69, and being further described as No. 7, City View Street.

This is the same property conveyed to Mortgagor by Childrens Co., Inc. deed recorded December 4, 1981 in Deed Book 1159, Page 120, R.M.C. Office for Greenville County, South Carolina.

This lien is junior to that certain mortgage from Mortgagor to Sam P. Howard, et al, dated February 17, 1983 in the original amount of \$6,000.00 recorded February 17, 1983 in REM Book 1595 at Page 92 in the R.M.C. Office for Greenville County, South Carolina, and to that certain mortgage from Mortgagor to Perry S. Luthi, Trust, dated March 24, 1983 in the original amount of \$5,400.00 recorded in REM Book 1599 at Page 161 on March 25, 1983 and is not intended to replace, merge or cancel such mortgages.

(CONTINUED ON NEXT PAGE)

