

REAL ESTATE MORTGAGE

THE STATE OF SOUTH CAROLINA GREENVILLE COUNTY OF Greenville TO ALL WHOM THESE PRESENTS MAY CONCERN Benjamin Jumper and Eliza A. Jumper of the County of Greenville State of South Carolina, hereinafter called the Mortgagors, send greeting:

VOL 1684 PAGE 295

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 \$ 8800.00 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 10% 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 piece, parcel or lot of land, with improvements thereon, situate, lying and being in Butler Township, Greenville County, State of South Carolina, on the southern side of McCarter Avenue, and being shown and designated as Lot No. 45, on Plat of Lake Forest Heights, Section 1, recorded in Plat Book GG, at page 153, RMC Office for Greenville County, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of McCarter Avenue, joint front corner of Lots 44 and 45 and running thence with the line of Lot 44, S. 8-10 E. 192.9 feet to an iron pin; thence N. 81-19 W. 115.1 feet to pin in center of drainage easement; thence with the center of said drainage easement and line of Lot 46, N. 8-10 W. 192.2 feet to pin on McCarter Avenue; thence with the southern side of said Avenue, N. 81-50 E. 115 feet to the point of beginning.

The above described property is the same conveyed to the Mortgagors herein by deed of H. M. Smith and Willie Mae Plamer Smith, dated September 10, 1963 and recorded in the RMC Office for Greenville County in Deed Book 731 at Page 576 September 10, 1963.

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

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

(continued on next page)

RESERVE

328-11-2