

REAL ESTATE MORTGAGE

VOL 1684 PAGE 820

THE STATE OF SOUTH CAROLINA

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY COME
Preston Aikens and Teresa Aikens

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 \$ 3700.00 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, situate lying and being in the State of South Carolina, County of Greenville, in Gantt Township, being known and designated as Lot No. 10 of a subdivision known as Donaldson Heights according to a plat thereof prepared February 1955 by C.C. Jones, Engineer and recorded in the RMC Office for Greenville County in Plat Book EE at page 115, and having according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the northern side of Horseshoe Circle, at the joint front corner of Lots Nos. 10 and 11 and running thence along the joint line of said lots, N. 24-47 W. 130 feet to an iron pin in the line of Lot No. 9; thence along the line of Lot No. 9, S. 65-13 W. 85 feet to an iron pin on the eastern side of said Horseshoe Circle, joint corner of Lots Nos. 9 and 10; thence along the eastern side of said Horseshoe Circle, S. 24-47 E. 110 feet to an iron pin; thence with the curvature of said Horseshoe Circle, the chord of which is S. 69-47 E. 28.3 feet to an iron pin; thence continuing with the northern side of said Horseshoe Circle, N. 65-13 E. 65 feet to the point of BEGINNING.

This being the same property conveyed to the Mortgagor herein by deed of Charles W. Skelton and Marianna Skelton dated March 24, 1977 and being recorded in the RMC Office for Greenville County in Deed Book 1653 at page 323.

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.

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