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S.C.
GREENVILLE
SLEY
REAL ESTATE MORTGAGE

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THE STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
TO ALL WHOM THESE PRESENTS MAY CONCERN: DEMETRIUS ENTERPRISES, INC.
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 \$ 33,000.00 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 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, and in Ward Six of the City of Greenville, as shown on plat entitled "Property of Napoleon Davis and Valerie L. Davis", as recorded in Plat Book 75 at Page 98, in the RMC Office for Greenville County, SC, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Otis Street at a poitn 91 feet west from the southwest corner of Otis Street and Elm Street, and runing thence S. 21-15 E. 65.8 feet to an iron pin; thence S. 66-33 W. 66.0 feet to an iron pin; thence S. 36-14 E. 8.1 feet to an iron pin; thence S. 71-35 W. 13 feet to an iron pin at the rear corner of the lot of R. E. Dalton; thence along the line of Dalton's lot, N. 23-22 W. 81.2 feet to an iron pin on Otis Street; thence along the line of said Otis Street, N. 72-15 E. 80.0 feet to the beginning corner. The above-described lot is shown on the Township Block Book as Sheet Number 96, Block 4, Lot No. 1-A.

THIS mortgage is second and junior in lien to that mortgage given to Alliance Mortgage Company in the original amount of \$32,250.00, and recorded in Mortgage Book 1491 at Page 446.

THIS being the same property conveyed to the mortgagor herein by deed of President Myers and Edith Myers, recorded in the RMC Office for Greenville County in Deed Book 1206 at Page 62, on Feb. 9, 1984.
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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.

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