

THE STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

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TO ALL WHOM THESE PRESENTS MAY CONCERN: William C. and Elsie J. Buchanan

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 a hereinafter called the Mortgagee, and have given their promissory Note therefore bearing even date here with, whereby they have promised to pay to the Mortgagee in accordance with its terms the Actual Amount of Loan of \$ 4,000.00 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 15% 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 all buildings and improvements thereon, situate lying and being in Cleveland Township, Greenville County, South Carolina, on the north-western side of Chestnut Ridge Road being known and designed as lot no. 6 and a portion of lot no. 7 as shown on a plat entitled BEATTIE HEIGHTS, SECTION ONE OF S. C. BEATTIE ESTATE made by Terry T. Dill, dated March 30, 1959, recorded in the RMC Office for Greenville County, South Carolina in Plat Book MM at Page 117 and having according to a more recent survey thereof entitled PROPERTY OF BOB R. JANES made by Freeland & Associates dated October 28, 1983, recorded in Plat Book 10D at Page 66 the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Chestnut Ridge Road at the joint front corner of lots nos. 5 and 6 running thence along the northwestern side of Chestnut Ridge Road, S. 48-45 W. 110.0 feet to an iron pin in the front line of lot no. 7; thence along a new line through lot 7, N. 41-15 W. 200.0 feet to an iron pin; thence N. 48-28 E. 110.0 feet to an iron pin at the joint rear corner of lots nos. 5 and 6; thence along the common line of said lots, S. 41-15 E. 200.0 feet to an iron pin on the northwestern side of Chestnut Ridge Road, the point of beginning.

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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