

FILED  
GREENVILLE CO. S. C.

1307 MAR 353

STATE OF SOUTH CAROLINA }  
COUNTY OF Greenville }

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, PERRY S. LUTHI

(hereinafter referred to as Mortgagor) is well and truly indebted unto

THE FIRST NATIONAL BANK OF SOUTH CAROLINA

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of **Seventeen Thousand Five Hundred and No/100 - - -**

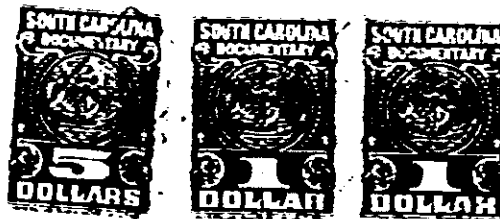
----- Dollars (\$ **17,500.00** ) due and payable  
**\$223.13** per month commencing **May 15, 1974**, and **\$223.13** on the **1st day**  
of each and every month thereafter until paid in full with the final  
payment due and payable **April 15, 1984**, with power in maker hereof to  
anticipate and pay off any balance due hereunder at any time prior to  
maturity hereunder without penalty  
with interest thereon from **April 16, 1974** at the rate of **nine** per centum per annum, to be paid: **annually**

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"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, City of Greenville, lying on the South side of Stone Avenue, and having the following metes and bounds, to-wit:**

**BEGINNING** at an iron pin on the South side of said Stone Avenue, Professor Perry's (or formerly) northeast corner; thence with Professor Perry's (or formerly) line in a southerly direction 264 feet to an iron pin; thence with Perry's line S. 87 E. 39.75 feet to an iron pin, corner of lot now (or formerly) owned by W. L. Ivie; thence in a Northerly direction along Ivie's (or formerly) line 261 feet, more or less, to an iron pin on Stone Avenue; thence along said Avenue N. 84 W. 41.25 feet to the beginning corner.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

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

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

0353

4328 RV-2