REAL ESTATE MORTGAGE

THE STATE OF SOUTH CAROLINA)
)
COUNTY OF Greenville)

TO ALL WHOM THESE PRESENTS MAY CONCERN: Nancy G. Downs

of the County of Greenville, State of South Carolina, hereinafter called the Mortgagors, send greeting:

WHEREAS, the said Mortgagors are justly indebted to **Perry S. Luthi** 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 $ 50,000.00 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 certain piece, parcel or Lot of land with all improvements thereon, hereafter constructed theron, situate, lying and being in the State of South Carolina, County of Greenville, shown as a part of tract 3 as shown on plat of the McDaniel Tract made by R. E. Dalton, Sept. 1919, recorded in Plat Book E, at page 218, and being lot 3 of a subdivision therof made by Piedmont Engineering Service dated Aprill, 1948, and being on the eastern side of Old Augusta Road, and having such courses and distances as will appear reference to said plat.

Theabove conveyance is subject to all rights-of-ways, easements and protective convenants affecting same appearing upon the public records of Greenville County.

This being the identical property conveyed unto Nancy C. Downs from James Louise Bishop by deed dated May 14, 1976 and recorded in the R.M.C Office for Greenville County in Deed Vol. 1036 at page 322 on May 14, 1976.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP TAX = 20.00

(CONTINUED ON NEXT PAGE)

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