

MORTGAGE OF REAL ESTATE

1981 JUN 638

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

RECORDED
MAY 10 1981
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Jerry Sexton Abraham and Annie R. Abraham

(hereinafter referred to as Mortgagor) is well and truly indebted unto Luthi Mortgage Co., Inc.

(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
Thirty-three hundred and No/00----- Dollars (\$ 3,300.00) due and payable

As provided in promissory note executed simultaneously herewith.

as provided in said note

with interest thereon from xxxxxxxxxxxxxxxxxxxxxxxx at the rate of xxxxxxxxxxxxxxxx per annum, to be paid:

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.

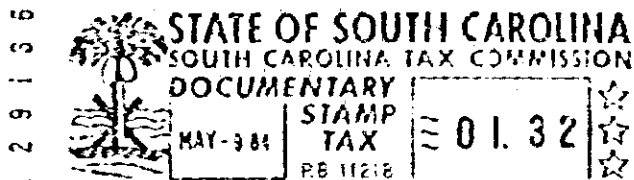
All that lot of land, with buildings and improvements thereon, situate on the southern side of Chuckwood Court, Town of Simpsonville, Austin Township, Greenville County, South Carolina, being shown as lot 549, Section 5, Sheet 2, on Plat of Westwood Subdivision, made by Piedmont Engineers and architects, November 28, 1972, and recorded in the REC Office for Greenville County in Plat Book 4-x, Page 63, and having, according to said Plat, the following netes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of Chuckwood Court, at the joint front corner of Lots 548 and 549 and running thence along the line of Lot 548, S. 24-35 W., 168.5 feet to an iron pin; thence S. 73-00 E. 103 feet to an iron pin; thence N. 89-05 E. 45 feet to an iron pin; thence along the line of Lots 552 and 551, N. 3-29 W. 166 feet to an iron pin; thence along the line of Lot 550, N. 5-52 W. 57.2 feet to an iron pin on the Southern side of Chuckwood Court (the chord being S. 33-12 W. 38.1 feet) thence continuing with the curve of Chuckwood Court (the chord being S. 80-13 W. 41.6 feet) to the beginning corner.

This being the same property conveyed to the mortgagors by deed dated October 5, 1976 and recorded in the REC Office for Greenville County in Deed Book 1044 page 151 on October 6, 1976.

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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 such 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.

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