

REAL ESTATE MORTGAGE

REC. VOL. 1681 PAGE 18

RE84-116

THE STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE..... )

TO ALL WHOM THESE PRESENTS MAY CONCERN: EDNA B. EUBANKS  
25 West Prentiss Avenue, Greenville, SC 29605  
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 \$6,600.00 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 12% of said unpaid balance for any litigation concerning the debt, and all other amounts secured hereby.

NOTE: Final Payment on this mortgage is September 10, 1985.  
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 situate, lying and being in the State of South Carolina, County of Greenville, in Greenville Township, being known and designated as Lot No.59 of a subdivision of the Village of MILLS MILL as shown on a plat thereof made by Piedmont Engineering Service of Greenville, South Carolina, dated June, 1954, and recorded in the RMC Office for Greenville County in Plat Book GG at pages 60 and 61 and having such metes and bounds, courses and distances as shown thereon. The house on this lot is known as Nos. 17-18 Seth Street.

This being the same as that conveyed to Edna B. Eubanks by deed of William N. Cruikshank dated October 26, 1973 and recorded November 2, 1973 in Deed Book 987 at page 519 in the RMC Office for Greenville County, South Carolina.

ALSO ALL THAT certain piece, parcel of lot of land in Greenville County, State of South Carolina, in the City of Greenville, being known and designated as the major portion of Lot 1, Block M, on plat of "Property of O. P. Mills" and shown by plat thereof recorded in Plat Book C at page 176 and having the following metes and bounds, to-wit:

BEGINNING at a stake at the easterly corner of the intersection West Prentiss Avenue and Elm Street and running thence with the northwesterly side of Elm Street S44-33E 175 feet to a stake; thence N45-27E 70.9 feet to a stake; thence N44-33W 175 feet to a stake on the southeasterly side of West Prentiss Avenue; thence with said avenue S45-27W 70.9 feet to the beginning corner.

(CONTINUED ON NEXT PAGE)

(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.

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