

REAL ESTATE MORTGAGE

THE STATE OF SOUTH CAROLINA)
COUNTY OF Greenville)

FILED
GREENVILLE CO. S.C.

VOL 1691 PAGE 7

TO ALL WHOM THESE PRESENTS COME, I, Caroline Leopard and Nelle E. Busbee

of the County of Greenville, State of South Carolina, hereinafter called the Mortgagors, send greeting:
DONNIE S. SANDERSLEY
R.M.C.

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 \$ 1850.00 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 1% 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 situate, lying and being in the State of South Carolina, County of Greenville, in Greenville Township, near the City of Greenville, and being known and designated as Lot No. 11 of a Subdivision known as Woodbriar, a plat of which is of record in the RMC Office for Greenville County in Plat Book EE at page 6, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the northwestern side of Marion Road, at the joint front corner of Lots Nos. 10 and 11 and running thence N. 58-58 W. 175 feet to a point in the joint rear corner of Lots nos. 10 and 11; thence S. 31-02 W. 72 feet to a point on the northeastern side of Indigo Street, at the joint rear corner of Lots Nos. 11 and 25; thence with the northeastern side of Indigo Street, S. 58-58 E. 160 feet to a point; thence following the curvature of the northwestern intersection of Indigo Street with Marion Road (the chord of which is N. 76-02 E. 21.3 Feet) to a point; thence with the northwestern side of Marion Road, N. 31-02 E. 57 feet to the point of beginning, and being

This being the same property conveyed to the mortgagors by deed of McKinney & Jones Real Estate Corp. dated March 21st 1969 and recorded in the RMC Office for Greenville County in Deed Book 866 page 23 on April 14, 1969.

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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