

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE, CO. S. C.
FEB 27 4 17 PM '74
DONNIE S. TANNERSLEY
R.M.C.

BOOK 1302 PAGE 779

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 TWENTY-SIX THOUSAND TWO HUNDRED FIFTY AND NO/100---

-----Dollars (\$ 26,250.00)XXXXXXXXXX

due and payable \$218.75 per month commencing April 1, 1974, and \$218.75 on the 1st day of each and every month thereafter until paid in full with the final payment due and payable March 1, 1984,

with interest thereon from at the rate of nine per centum 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, being known and designated as Lot #7 of Property of B. E. Greer recorded in the RMC Office for Greenville County in Plat Book A, at Page 535, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Elkins Street, now known as Bradshaw Street, at the corner of Lot #6, which point is 140 feet west of the intersection of Howe Street; running thence along rear line of Lots 6 and 5, N. 9-52 E. 150 feet to an iron pin at the rear line of Lot 5; running thence N. 57 W. 20 feet 9 inches; thence running N. 65 W. 36 feet, 9 inches to the joint rear corner of Lots 7 and 8; thence with the joint line of said lots, S. 12-30 W. 168 feet, 9 inches to an iron pin on the northern side of said Bradshaw Street, joint front corner of Lots 7 and 8; thence along northern side of said Bradshaw Street, S. 80-08 E. 60 feet to the point of beginning.

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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 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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