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BOOK 1392 PAGE 820

DONNIE S. JAMES TRUSTEE

MORTGAGE

THIS MORTGAGE is made this 29th day of March, 1977, between the Mortgagor, Perry S. Luthi

(herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Nine Thousand Five Hundred and No/100-----Dollars, which indebtedness is evidenced by Borrower's note dated March 29, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2002;

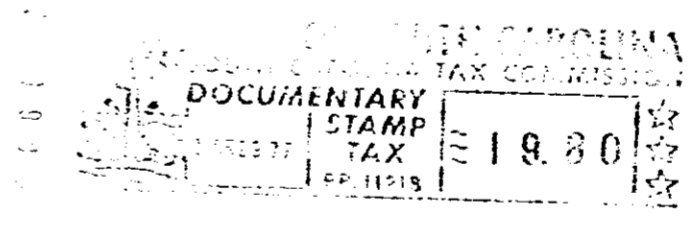
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

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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, situate on the northeastern side of Parkins-Mill Road being shown on a plat of the property of Perry S. Luthi as Trustee for Kull Trust dated April 14, 1975, prepared by Dalton & Neves, recorded in Plat Book 5L at Page 23 in the RMC Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at the northwestern corner of the intersection of Parkins-Mill Road and Gurley Ave. and running thence with Gurley Avenue N. 38-31 E. 108 feet to an iron pin at the corner of other property belonging to Waters' Estate; thence with said property N. 47-53 W. 296.3 feet to an iron pin on the southern side of Waters Ave.; thence with said Ave. S. 49-02 W. 107.2 feet to an iron pin at the southeastern corner of Parkins-Mill Road and Waters Avenue; thence with Parkins-Mill Road S. 41-18 E. 150 feet to an iron pin; thence still with Parkins-Mill Road S. 49-38 E. 100 feet; thence still with Parkins-Mill Road S. 58-54 E. 68 feet to the point of beginning.

This is the same property conveyed by deed of Charlotte K. Luthi to Perry S. Luthi of even date and to be recorded herewith.



which has the address of Corner of Mauldin Road and Gurley Avenue Greenville, South Carolina (herein "Property Address"); (State and Zip Code)

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property."

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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