

REAL ESTATE MORTGAGE

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THE STATE OF SOUTH CAROLINA)

COUNTY OF Greenville)

TO ALL WHOM THESE PRESENTS MAY CONCERN: John Calvin Hughes

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 \$ 1600.00 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 10% 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 my right, title and undivided interest in and to the following described real estate: All that certain piece, parcel or lot of land, together with all buildings and improvements thereon, situate, lying and being on the southwestern side of Pine Creek Drive in Gantt Township, Greenville County, South Carolina, being shown and designated as Lot No. 51 on a plat of BELLE MEADE, Section 2, made by Piedmont Engineering Service, dated June 1954 recorded in the RMC Office for Greenville County, S. C., in Plat Book EE, page 116 and 117, reference to which is hereby craved for the metes and bounds thereof.

The grantee herein agrees and assumes to pay Greenville County property taxes for the tax year 1977 and subsequent years.

As a further part of the consideration for this deed, the grantee herein agrees and assumes to pay that certain note and mortgage heretofore given to Cameron-Brown Company in the original sum of \$21,750.00, recorded in the RMC Office for Greenville County, South Carolina, in Mortgage Book 1237, page 167, on June 13, 1972, which has a verified balance due in the sum of \$20,487.75, as of May 1, 1977.

As a further part of the consideration for this deed, the grantor herein assigns, transfers and sets over unto the grantee all her right, title and interest in and to any escrow deposits maintained by the mortgagee in connection with the mortgage loan referred to above.

(See Back)

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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