

FILED
REAL ESTATE MORTGAGE

VOL 1657 PAGE 868

THE STATE OF SOUTH CAROLINA)
COUNTY OF Greenville)

APR 18 11 30 AM '84

JURAT: J. W. WATKINS

TO ALL WHOM THESE PRESENTS MAY CONCERN: RMSon Peaches Brockman, Also known as Susan
Peaches Brockman Dultor
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 5000.00 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 15% 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 lot of land with the buildings and improvements thereon situate, lying and being on the north side of Crystal Avenue, in the City of Greenville, Greenville County, S. C., being shown as Lot 5 and the eastern 15 feet of Lot 6 on plat entitled "Property of Ronnie G. Ferrell", prepared by Carolina Engineering & Surveying Co., dated December 11, 1972, recorded in the REC Office for Greenville County, S. C. in Plats Book 4-W, Page 103, and having, according to said plat, the following metes and bounds, to wit:

Beginning at an iron pin on the north side of Crystal Avenue at the joint front corner of Lots 4 and 5 and running thence with the north side of said Crystal S 60-42 W 90 feet to an iron pin in the front line of Lot 6, thence through Lot 6 N 29-18 W 200 feet to an iron pin in the rear line of Lot 6; thence N 60-42 E 90 feet to an iron pin; thence with the line of Lot 4 S 29-18 200 to the beginning corner.

This being the identical property conveyed to the grantor by deed of Ronnie G. Ferrell, dated February 10, 1978 and recorded in the REC Office for the Greenville County, S. C., in Deed Book 1074, Page 216, on February 27, 1978.

(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.

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