

FILED  
GREENVILLE CO. S. C.

JUN 4 4 09 PM '71

BOOK 1193 PAGE 591

OLLIE FARNSWORTH  
R. M. C.

First Mortgage on Real Estate

### MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

CHARLOTTE K. LUTHI

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, S. C., (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 TWELVE THOUSAND AND NO/100THS

DOLLARS (\$ 12,000.00 ), with interest thereon as provided in said promissory note, said principal and interest to be paid as therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable,

June 1, 1986

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 piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, and being more particularly described as follows:

BEGINNING at an iron pin on the Southern side of Stone Avenue, corner of an alley and running thence with the line of said alley S. 5 W. 169.5 feet to the corner of lot heretofore conveyed by Isabel H. Fahnestock to J. B. Hall by deed recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Book 252 at page 311, and running thence with the said Hall line S. 85-30 E. 61.5 feet; thence N. 5 E. 169.5 feet to an iron pin on Stone Avenue; thence with Stone Avenue N. 85-32 W. 61.5 feet to the point of beginning.

ALSO, an undivided one-half interest in and to a driveway or alley 11.5 feet in width and lying parallel with and on the Western side of the lot hereinabove described and extending from Stone Avenue a distance of 169.5 feet to the corner of the aforesaid lot conveyed to J. B. Hall and being a portion of the lot or strip of land conveyed to T. V. L. Fahnestock by George W. Serrine by deed dated September 29, 1916, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Book 29 at page 141, subject to the same conditions as contained in said deed to the said T. V. L. Fahnestock.

This is the identical property conveyed to the mortgagor herein by deed of Richard L. Oeland, dated June 30, 1970, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Book 895 at page 203.