

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
DEC 14 12 59 PM '79
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1491 PAGE 259

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, **Reedy River Development Corporation**

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Perry S. Luthi, As Trustee For Kull Trust

(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 Thousand and No/00----- Dollars (\$20,000.00) due and payable

One year from date of closing. Balance due November 1, 1980.

with interest thereon from **November 1, 1979** at the rate of **11%** per centum per annum, to be paid: **1 year from date of closing.**

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, located on the Northern Side of Scott Street, shown as Lot 8 on map of the estate of Naomi Sloan made by W.J. Riddle, dated June 15, 1950, from which map the following description is taken:**

Beginning on the Northern edge of Scott Street at the joint front corner of Lots 7 and 8, and running thence with the joint line between these lots, N. 19-00 W. 150 feet to their joint rear corner in line of Lot 10; thence with the Southern line of Lot 10, N. 71-00 E. 56 feet to the joint rear corner of Lots 8 and 9; thence with the joint line between these lots, S. 19-00 W. 150 feet to their joint front corner on the Northern side of Scott Street; thence with the Northern side of this Street, S. 71-00 W. 56 feet to the beginning corner.

This is the same property conveyed by deed dated **October 30, 1979** and recorded in the R.M.C. Office for Greenville County, S.C. in Deed Vol. **1116** at page **960** on **December 6, 1979.**

STATE OF SOUTH CAROLINA
RECORDS AND DEEDS COMMISSION
DOCUMENTARY
STAMP
TAX \$ 00.00
RECEIVED

SC10 -----2 NO16 79 378

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.

0 2 5 9

4328 RV-2