

FILED
GREENVILLE CO. S.C.
THE STATE OF SOUTH CAROLINA)
COUNTY OF Greenville)
AUG 11 1961

REAL ESTATE MORTGAGE

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TO ALL WHOM THESE PRESENTS MAY CONCERN: Emma Grace Edens Simpson
R. M. F. WILKINSLEY
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 \$ 3,000.00, 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 certain piece, parcel or lot of land, with improvements thereon, situate, lying and being in Gantt Township, Greenville County, State of South Carolina, being more fully described as follows:

BEGINNING at a stake on the Southeasterly margin of Zet Court, said stake being located at the common corner of Lots 8 and 9, and running in a Southeasterly direction, 50.4 feet to a stake, runs thence in a Northeasterly direction, 139.3 feet to a stake, runs thence in a Northwesterly direction, 75.6 feet to a stake on margin of a foresaid road, runs thence along said road, in a Southwesterly direction, 140.3 feet to the point and place of beginning, being the Western most portion of lot 8 on plat of property of Zet Smith, known as "Smith Heights", prepared by C.O. Riddle, Surveyor, dated April 1953, recorded in Plat Book "BB", page 147, Conveyed to Ira Hunt and Joseph Hunt by deed of Zet Smith, dated May 8, 1959 and recorded in deed book 625 page 202, Greenville County Registry.

The above described property is the same conveyed to mortgagors by deed dated August 26, 1961 and recorded September 23, 1961 Deed Book: 682 at page 397.

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in any wise incident or appertaining. (CONTINUED ON NEXT PAGE)

TO HAVE AND TO HOLD all and singular the said premises unto the Mortgagee, its successors and assigns, forever.

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