

FILED  
JUN 22 1984  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

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COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, SOUTHERN PRINTING COMPANY,

(hereinafter referred to as Mortgagor) is well and truly indebted unto PERRY S. LUTHI, 408 S. Main Street, Greenville, South Carolina,

(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  
--TEN THOUSAND AND NO/00 ----- Dollars (\$ 10,000.00 ) due and payable

with interest thereon from date of the rate of 13% per centum per annum, to be paid:

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 and 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

ALL that piece, parcel or lot of land, situate, lying and being on the Northerly side of Parkins Mill Road, (South Carolina Highway #107) near Conestee, Greenville County, South Carolina, and being a part of Tract #3 on property of the Estate of Lula Hobby Moragne. Reference is made to survey prepared by Carolina Surveying Company, dated June 1, 1984 and entitled "Property of Southern Printing Company," recorded in the RMC Office for Greenville County in Plat Book 10-S at Page 29, for a more particular metes and bounds description.

This conveyance is made subject to any existing easements, rights-of-way, reservations and restrictions.

This being the same property conveyed to the mortgagor herein by deed of PERRY S. LUTHI, dated June 19, 1984, and recorded in the RMC Office for Greenville County in Deed Book 1215 at Page 473.

STATE OF SOUTH CAROLINA  
DOCUMENTARY TAX  
JUN 28 1984  
STAMP TAX \$ 04.00

400 3  
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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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.

RECEIVED

1984 JUN 28