

REAL ESTATE MORTGAGE

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THE STATE OF SOUTH CAROLINA

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: Raymond L. Salter and Jerry Ann Salter

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 here with, whereby they have promised to pay to the Mortgagee in accordance with its terms the Actual Amount of Loan of \$ 4637.00 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 10% 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 in the County of Greenville, State of South Carolina, known and designated as Lot No. 13 on plat of Bel Aire Estates, recorded in the P&C Office for Greenville County in Plat Book KK, Page 19, and having, according to a revised plat made by Carolina Engineering Company, October 6, 1971, entitled "Property of Raymond L. Salter and Jerry A. Salter" recorded in Plat Book 4 L, Page 95, the following metes and bounds, to-wit:

Beginning at an iron pin on the east side of Staunton Bridge Road, the joint front corner of Lots Nos. 13 and 14; thence with the east side of said road N. 1-39 E. 62.5 feet to an iron pin corner of Lot No. 12; thence with the line of said lot N. 88-17 E. 170.3 feet to an iron pin; thence S. 1-39 W. 72.5 feet to an iron pin corner of Lot No. 14; thence with the line of said lot N. 88-12 W. 170 feet to the beginning corner.

The above described property is the same conveyed to us by deed of Charles Bennett dated November 1, 1971, and recorded in the P&C Office for Greenville County on November 1, 1971, in Deed Book 928, Page 562.

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.

(CONTINUED ON NEXT PAGE)

