

REAL ESTATE MORTGAGE

THE STATE OF SOUTH CAROLINA)
 COUNTY OF Greenville)

TO ALL WHOM THESE PRESENTS MAY CONCERN: Leola C. Robinson

Donna Kelley
 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 \$ 1910.00 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 1% 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 those pieces, parcels or lots of land situate, lying and being on the western side of Prince Avenue, in the City of Greenville, County of Greenville, State of South Carolina, and known and designated as Lot No. 62, and an adjoining portion of Lot No. 63, of a subdivision known as Pleasant Valley, plat of which is recorded in the RMC Office for Greenville County in Plat Book EE, at page 5. Also shown as the Property of Leola C. Robinson by plat prepared by Richard D. Wooten, Jr., dated September, 1973, and according to said latter plat, has the following metes and bounds, to wit:

BEGINNING at an iron pin at the joint front corner of Lots 61 and 62, which iron pin is located on the western side of Prince Avenue, and running thence with the western side of said Avenue, S. 20-29 E., 90 feet to an iron pin at the front property line of Lot 63; running thence along a new line through Lot 63, S. 69-31 W., 175 feet to an iron pin; running thence N. 20-29 W., 90 feet to an iron pin at the joint rear corner of Lots 61 and 62; running thence with the joint line of said lots, N. 69-31 E., 175 feet to an iron pin, point of beginning.

This is the identical property conveyed to the Mortgagor herein by deed of I, Calvin Kelley, dated September 29, 1978, recorded October 3, 1978, in the RMC Office for Greenville County in Deed Book 1089, at Page 120.

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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.

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