

REAL ESTATE MORTGAGE

VOL 1689 PAGE 877

THE STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

TO ALL WHOM THESE PRESENTS MAY CONCERN: Elizabeth Davidson

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 \$ 2,000.00 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 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 with the buildings and improvements thereon situate on the south side of Pleasant Ridge Avenue in the city of Greenville, in Greenville County, South Carolina, being shown as Lot No. 114 on plat of subdivision of Pleasant Valley made by Dalton and Neves, Engineers, April, 1946, revised September, 1948, recorded in the RMC Office for the Greenville County, South Carolina, in Plat Book P, at page 93, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southeast corner of the intersection of Pleasant Ridge Avenue and Panama Avenue and runs thence along the south side of Pleasant Ridge Avenue N. 89-52 E. 50 feet to an iron pin; thence with the line of Lot No. 115, S. 0-08 E. 160 feet to an iron pin; thence S. 89-52 W. 62 feet to an iron pin on the east side of Panama Avenue; thence with the east side of Panama Avenue, N. 4-11 E. 160.4 feet to the beginning corner.

AS part of the consideration herein Grantor agrees to assume that certain mortgage given in favor of Aiken Loan and Security, dated May 17, 1972, recorded in Mortgage Volume 1233, at page 497, with an outstanding balance of Twelve Thousand Six Hundred Fifty Dollars and 03-100.

(CONTINUED ON BACK)

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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