

REAL ESTATE MORTGAGE

VOL 1689 PAGE 883

THE STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

TO ALL WHOM THESE PRESENTS MAY CONCERN: Julius and Euncie Kilgore

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 \$ 2350.00 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 certain piece, parcel or lot of land, with improvements thereon situate, lying and being on the Southern side of Jacobs Road, being known and designated as a portion of tract 10 on a plat of the property of Lemuel Davis, said Plat being recorded in the RMC Office for Greenville County in Plat Book P, at Page 23 and a triangular strip being shown on plat entitled JAYNES KNOLL SUBDIVISION and having, according to a more recent survey by R. B. Bruce, dated October 1, 1968, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of Jacobs Road, common corner of the property of the mortgagor and Lot No. 8 of Jaynes Knoll Subdivision and running thence S. 10-02 W. 175.9 feet; thence N. 89-00 W. 45 feet to an iron pin; thence with the common line of the property of the mortgagor and that of W. W. Wilkins, S. 24-35 W. 128.9 feet to an iron pin; thence N. 41-35 W. 148.6 feet to an iron pin on the Southern side of Jacobs Road, the beginning point.

BEING the same property conveyed to the mortgagors by deed of Sara Davis Thompson, dated April 9, 1968, and recorded in the RMC Office in Deed book 841, at Page 429; the deed of Curtis Thompson, recorded on April 9, 1968 in Deed Book 842, at Page 427; and the quitclaim deed of Greenville County School District, recorded December 30, 1969 in Deed Book 895, at Page 423.

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.