Foster & Zion, Attorneys at Law, Greenville, S. C. 4 53 PH BZ

ONNE S. TAHKER SHORTGAGE OF REAL ESTATE

R. M.C. MONTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Deborah Cooley Merritt WHEREAS,

nafter referred to as Mortgagor) is well and truly todebted unto Perry S. Luthi Trust

efter referred to as Mortgages) as evidenced by the Mortgager's promissory note of even data herewith, the terms of which are incorporated

Twelve Thousand Five Hundred and No/100ths

Dollars (\$ 12,500.00) due and payable

in one year with interest after maturity at eight (8%) percent per annum

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WHEREAS, the Meetgager may hereafter become indebted to the said Meetgages for such further some as may be advanced to or for the nums, public accomments, repairs, or for any other perpaner

NOW, KNOW ALL MEN, That the Meetinger, in consideration of the aforestid debt, and in order to seems the payment thereof, and of any her and further sums for which the Mortgager may be indulted to the Mortgages at any time for advances made to or for his account by the integages, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgager in hand well and truly paid by the Mortgages at and se the scaling and delivery of those presents, the receipt whoseof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successers and assigns:

ALL that piece, parcel or lot of land with improvements thereon, located in the County of Greenville, State of South Carolina, situate lying and being on the eastern side of South Carolina Highway 20 (Piedmont Highway) and being known and designated as Lot 5 on a plat entitled Survey for Realistic Builders, Inc. recorded in the RMC Office for Greenville County in Plat Book M at page 151, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the eastern side of S. C. Highway 20, joint front corner of Lots 5 and 6 and running thence along Piedmont Highway N. 18-30 E., 100 feet to a point; thence turning and running S. 71-24 E., 200 feet to a point; thence turning and running S. 18-30 W., 100 feet to a point; thence turning and running N. 71-24 W., 200 feet to a point, the point of beginning.

This being a portion of the property acquired by Deborah Cooley from Realistic Builders dated and recorded December 3, 1979, at Deed Book 1116, page 764, as is shown in the records of the RMC Office for Greenville County.

FOR COMENTARY TO THE STATE OF STATE OF

il household furniture, be countdored a part of the real estate

TO HAVE AND TO HOLD, all and singular the said premiers unto the Mortgages, its heirs, successors and assigns, forever

0 in lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encu berein. The Mortgagor further coverants to warrant and forever defend all and singular the said premises unto the Mortgagos forever, from and against the Mortgagor and all persons whomseever lowfully claiming the more or any part thereof.

The Mortgagor further covenants and agrees as follows:

 \mathfrak{P} (1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagee by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

(2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether due or not.