STATE OF SOUTH CAROLINA

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

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WHEREAS, I. Barbara G. Savage

(hereinafter referred to as Mortgagor) is well and truly indebted unto Perry S. Luthi Trust, 408 S. Main Street, Greenville, S. C. 29601

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Two Thousand Three Hundred Ninety and no/100ths - - Dollars (\$ 2,390.00) due and payable as provided in a promissory note executed simultaneously herewith.

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WHEREAS, the Mortgagor may bereafter become indebted to the said Mortgages for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN. That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor way be indebted to the Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe at and before the scaling and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagoe, its successors and assigns:

All of that lot of land in the County of Greenville, State of South Carolina, at River Falls, being known and designated as Lot No. 1 on a plat of property of J. W. Cantrell, as Trustee made June, 1956, by C. C. Jones and Associates, Engineer, and having according to said plat the following metes and bounds, courses and distances, to-wit:

BEGINNING at an iron pin on the west side of Duckworth Road, the front joint corner of Lots Nos. 1 and 2; thence with the joint line of said lots N 82-27 W 140.9 feet to a point in the center of a branch; thence with the center of said branch as the line approximately 65.3 feet to a point in said branch; thence in a southwesterly direction 6 feet to an iron pin, the joint rear corner of Lost Nos. 1 and 4; thence S 76-00 E 28 feet to an iron pin; thence S 86-00 E 123 feet to an iron pin on the west side of Duckworth Road; thence with the west side of said Duckworth Road N 4-00 E 73 feet to the beginning corner.

See Plat recorded in Plat Book KK at page 41.

The above described property is the same conveyed to me by deed of Florrie G. Guess dated October 8, 1979, and recorded on October 9, 1979, in the R. M. C. Office for Greenville County in Deed Book 1113, Page 253.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, tones, and profits which may arise or he had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, he considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagre, its bein, successors and assigns, forever.

The Mortgagor coverants that it is lawfully seized of the premises hereinabove described to fee simple absolute, that it has good right and is lawfully authorized to sell, convey or excumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further coverants to warrant and forever defend all and singular the said premises unto the Mortgagor forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Minigipie further covenants and agrees as follows

- (i) That this mortgage shall secure the Mortgages for such further sums as may be advanced bereafter, at the option of the Mortgages, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgages for any further loans, advances, registances or credits that may be made hereafter to the Mortgages by the Mortgages so long as the total insistedness thus secured does not exceed the original amount shown on the face hereof. All some so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgages unless otherwise provided in writing.
- That it will keep the improvements now essuing or hereafter erected on the mortaged properly assured as may be required from time to time by the Mortagere against loss by fire and any other hazards specified by Mortagere, in an amount not less than the mortage debt, or in such imports as may be required by the Mortagere, and in companies receptable to it, and that all such policies and renewals thereof shall be belied to the Mortagere, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortagere, and that it will pay all premiums therefor when due, and that it does hereby assum to the Mortagere the proceeds of any policy incuring the mortagerel premiums hereby or the insurance company concerned to make payment for a loss directly to the Mortagere, to the event of the bylance quaint on the Mortage debt, whether due or not.