

MORTGAGE OF REAL ESTATE—Prepared by WILLIAMS & HENRY, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
REC'D
CORRECTION
APR 30 10 02 AM '73
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Leon N. Lutz and Virginia H. Lutz, are

(hereinafter referred to as Mortgagor) & well and truly indebted unto Genevieve G. Williams

(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 Three Thousand and 00/100-----

Dollars (\$ 3,000.00) due and payable

in semi-annual installments of \$250.00 each, the first installment to be paid on October 27, 1973, the second installment on April 27, 1974 and the other installments on the same dates in each succeeding year until the aforesaid sum with interest shall be fully paid with interest thereon from date at the rate of eight (8) per centum per annum, to be paid: semi-annually

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee 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 may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing 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 Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being shown as Lot 123 on the plat of

College Heights made by Dalton & Neves, Engineers, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book "P", Page 75, and having according to said plat the following metes and bounds, courses and distances, to-wit:

BEGINNING at an iron pin on the east side of Winthrop Avenue at the joint front corner of Lots 122 and 123 and running thence N. 70-37 E. 190.1 feet to an iron pin; thence N. 19-17 W. 75 feet to an iron pin; thence S. 70-37 W. 190.2 feet to an iron pin on Winthrop Avenue at the joint front corner of Lots 123 and 124; thence with Winthrop Avenue S. 19-23 E. 75 feet to the beginning corner.

This mortgage is junior in rank to the mortgage dated October 31, 1951 given by Leon N. Lutz to Ray Williams and recorded in the R. M. C. Office for Greenville County in Book 513, Page 515.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be 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 fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

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

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