

1632 Laurie Rd.  
Greenville 27407  
STATE OF SOUTH CAROLINA )  
COUNTY OF Greenville )

FILED  
GREENVILLE CO. S. C.  
MORTGAGE

1515 460

SEP 11 3 13 PM '80

WHEREAS, Raymond L. Luthy and Christine B. Luthy, (hereinafter called the mortgagor), in and by his  
DORRIS S. TANKERSLEY  
R.M.C.  
certain note of even date, stands firmly held and bound unto General Finance Corporation of South Carolina  
(hereinafter called the mortgagee) for the payment of the full and just sum of Three Thousand Nine Hundred  
Ninety Six Dollars and 00/100 in 36 monthly installments  
(\$3996.00) Dollars, payable at \$111.00 each with the entire balance, if not sooner paid, being due  
September 5, 1983 with interest, as in and by the note, reference being had thereto, will more fully appear.

NOW, KNOW ALL MEN BY THESE PRESENTS: That the mortgagor, for and in consideration of the debt or sum of  
money aforesaid, and to better secure its payment to the mortgagee according to the condition of the note, and also in  
consideration of the further sum of THREE (\$3.00) DOLLARS to the mortgagor in hand well and truly paid by the  
mortgagee at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has  
granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the mortgagee,  
its/his successors, heirs and assigns, the real property described as follows:

All that piece, parcel or lot of land, situate, lying and being on the northern side  
of Benwood Drive, in the Town of Simpsonville, County of Greenville, State of South  
Carolina, and known and designated as Lot No. 447, Sheet No. 2, Section 5, of a sub-  
division known as Westwood, plat of which is recorded in the RMC Office for Greenville  
County in Plat Book 4X, at page 63. Said lot having such metes and bounds as shown  
thereon.

This is the identical property conveyed to the Grantors herein by deed of Builders &  
Developers, Inc., Dated December 5, 1973, recorded December 6, 1973, in the RMC Office  
for Greenville County in Deed Book 990, at page 66.

This property is conveyed subject to easements, conditions, covenants, restrictions and  
rights of way which are a matter of record and actually existing on the ground effecting  
the subject property.



TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the premises belonging  
or in anywise appertaining.

TO HAVE AND TO HOLD, all and singular the premises unto the mortgagee, its/his successors, heirs and assigns  
forever.

AND the mortgagor does hereby bind himself and his heirs and successors to warrant and forever defend all and  
singular the premises unto the mortgagee, its/his successors, heirs and assigns, from and against himself and his heirs  
and successors, lawfully claiming, or to claim the same, or any part thereof.

AND IT IS AGREED, by and between the parties that the mortgagor, his heirs and successors and assigns, shall keep  
any building erected on the premises insured against loss and damage by fire for the benefit of the mortgagee, for an  
amount not less than the sum shown above, with such company as shall be approved by the mortgagee, its/his  
successors, heirs and assigns, and shall deliver the policy to the mortgagee; and in default thereof, the mortgagee, its/his  
successors, heirs or assigns may effect such insurance and reimburse themselves under this mortgage for the expense  
thereof, together with interest thereon at the rate provided in the note from the date of its payment. And it is further  
agreed, in the event of other insurance and contribution between the insurers, that the mortgagee, its/his successors,  
heirs and assigns, shall be entitled to receive from the aggregate of the insurance monies to be paid a sum equal to the  
amount of the debt secured by this mortgage.

AND IT IS AGREED, by and between the parties, that if the mortgagor, his heirs and successors or assigns, shall fail to  
pay all taxes and assessments upon the premise when they shall first become payable, then the mortgagee, its/his  
successors, heirs or assigns, may cause the same to be paid, together with all penalties and costs incurred thereon, and  
reimburse themselves under this mortgage for the sum so paid, with interest thereon at the rate provided in the note from  
the date of such payment.

AND IT IS AGREED, by and between the parties that upon any default for a period of more than ten days being made in  
the payment of the note or of the insurance premiums, or of the taxes, or of the assessments hereinabove mentioned, or  
failure to pay any other indebtedness which constitutes a lien upon the real property when the same shall severally  
become payable, then the entire unpaid amount of the debt (less any rebate of unearned Finance Charge) secured or in-  
tended to be secured hereby shall become due, at the option of the mortgagee, its/his successors, heirs or assigns,  
although the period for the payment thereof may not then have expired.

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