

FILED
GREENVILLE CO. S. C.
REAL ESTATE MORTGAGE
DUNN
R.M.C. WINSLEY

VOL 1646 PAGE 838

THE STATE OF SOUTH CAROLINA)
COUNTY OF Greenville)

TO ALL WHOM THESE PRESENTS MAY CONCERN: Richard A. and Belinda M. Rozell

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 here with, whereby they have promised to pay to the Mortgagee in accordance with its terms the Actual Amount of Loan of \$ 2,000.00 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 15% 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 piece, parcel or lot of land, together with buildings and improvements, situate, lying and being on the eastern side of Swinton Drive, in the Town of Mauldin, in Greenville County, South Carolina, being shown and designated as Lot No. 76 on a plat of WINDSOR PARK made by R. K. Campbell, Surveyor, dated March 29, 1960, and recorded in the RMC Office for Greenville County, S. C. in Plat Book RR, at Page 25, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point at the joint front corner of Lots 75 and 76 and running thence with the common line of said lots S. 83-48 E. 166.6 feet to a point, joint rear corner of said lots; thence along the rear of Lot 84, S. 13-05 E. 70 feet to a point joint rear corner of Lots 76 and 77; thence with the common line of said lots S. 86-15 W. 195.9 feet to a point, joint front corner of said lots on Swinton Drive; thence with said drive N. 8-35 E. 75.1 feet to point; thence still with said drive N. 6-29 E. 24.9 feet to a point, the point of beginning.

(SEE BACK)

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in any wise incident thereto or appertaining. (CONTINUED ON NEXT PAGE)

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