

FILED REAL ESTATE MORTGAGE
GREENVILLE, S. C.

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THE STATE OF SOUTH CAROLINA
COUNTY OF Greenville

12 31 1981
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R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN CHARLIE T. Hall and Janice H. Hall

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 herewith, whereby they have promised to pay to the Mortgagee in accordance with its terms the Actual Amount of Loan of \$ 4,000.00 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 10% 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 situate, lying and being in the County of Greenville, State of South Carolina, and located on Janice Court and being known and designated as Lot No. 4 as shown on final plat of Coleridge Terrace made by J. Mac Richardson and being in Section 1 and shown on the final plat on Coleridge Circle recorded in Plat Book FF, at pages 16 and 17. Reference to said plat is hereby craved for a more accurate description as to metes and bounds.

ALSO:

ALL that certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, located on Janice Court and being a portion of Lot No. 5 as shown on a Plat for Charlie and Janice Hall, prepared by Alex A. Moss, dated May 15, 1975 and having, according to said plat, the following metes and bounds to-wit:
BEGINNING at an iron pin on the northern edge of Janice Court, at the joint front corner of Lots No. 4 & 5 and running thence with the joint line of Lots No. 4 and 5, N. 16-44 W., 152.5 feet to an iron pin at the joint rear corner of Lots No. 4 & 5; thence with the rear line of Lot No. 5, S. 85-49 E., 25.0 feet to an iron pin; thence as a new line running through Lot No. 5, S. 7-28 E., 145.5 feet to an iron pin at the joint front corner of Lots No. 4 and 5, being 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 or appertaining.

TO HAVE AND TO HOLD all and singular the said premises unto the Mortgagee, its successors and assigns, forever. (Continued on next page)