

REAL ESTATE MORTGAGE

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THE STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

TO ALL WHOM THESE PRESENTS MAY CONCERN: Ruth T. Trammell

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 \$22,000.00 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 certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, and being shown on a plat of survey prepared by C. C. Jones, dated May 8, 1984, and recorded in the RMC Office for Greenville County in Plat Book 10-N, Page 9B, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point at the southern edge of Sulphur Springs Road and running thence S. 1-30 E. 177.0 feet to a point; thence S. 88-30 W. 50.0 feet to a point; thence S. 1-30 E. 276.0 feet to a point; thence S. 88-30 W. 100.0 feet to a point; thence N. 1-30 W. 276.0 feet to a point; thence N. 88-30 E. 70.0 feet to a point; thence N. 1-30 W. 177.0 feet to a point on the said road; thence N. 88-30 E. 80.0 feet to the point of beginning.

THIS conveyance is subject to all easements, restrictions, rights-of-way, roadways, or other matters which may appear by examination of the public record or the premises herein.

THIS is the same property conveyed to the Mortgagor by deed of Zora Mae Townsend recorded May 17, 1984 in the RMC Office in Deed Book 1212 at Page 778, in the County of Greenville.

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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.

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