MORTGAGE OF REAL ESTATE BEAUTIFULE SOLD A. MOSELEY, JR., Attorney at Law, Greenville, S. C. 2004 1596 1450 371

STATE OF SOUTH CAROLINA A. MOSELEY, JR., Attorney at Law, Greenville, S. C. 2004 1596 1450 371 COUNTY OF GreenvillenNIE TO ALL WHOM THESE PRESENTS MAY CONCERN: LORRAINE S. BOWMAN, Now Known As LORRAINE BOWMAN POPE WHEREAS. PERRY S. LUTHI, TRUST (hereinafter referred to as Mortgagor) is well and truly indebted unto (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 IN ACCORDANCE WITH NOTE THIS DATE SIGNED ----- at the rate of ----- per centum per annum, to be paid: with interest thereon from 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 scaling 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 known as Lot #44 of a subdivision known as Coral Ridge, according to a plat prepared by Piedmont Engineering Service, dated March 1963, and recorded in the RMC Office for Greenville County in Plat Book XX at Page 119, reference to said plat being craved for a more complete and detailed description thereof. This being the same property as was conveyed to Mortgagor by deed of David C. Burdge, dated July 6, 1970, recorded in the RMC Office for Greenville County in Book 893 at Page 389 and by deed of Jimmie Lee Bowman, dated October 11, 1976, recorded in the RMC Office for Greenville County in Book 1044 at Page 390. STATE OF SOUTH CAROLINA PROBATE COUNTY OF GREENVILLE PERSONALLY appeared before me the undersigned witness and made oath that he saw the within named mortgagor sign, seal and as the mortgagor's act and deed, deliver the within written Mortgage and that he, with the other witness subscribed above, witnessed the execution thereof. SWORN to before me this Hay of March, 1983.

My Commission Expires: 1/6/92

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
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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.

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