

RECORDING FEE
PAID \$ 3.50

GREENVILLE, S.C.

1326 515

MORTGAGE

THIS MORTGAGE is made this 29th day of October, 1974,
between the Mortgagor, Distinctive Homes, Inc.

(herein "Borrower"),
and the Mortgagee, Family Federal Savings & Loan Association, a corporation
organized and existing under the laws of South Carolina, whose address
is 3 Edwards Bldg., 600 N. Main St., Greer, S. C. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-four thousand
and no/100 (\$44,000.00) Dollars, which indebtedness is evidenced by Borrower's note of
even date herewith (herein "Note"), providing for monthly installments of principal and interest,
with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 1985

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest
thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to
protect the security of this Mortgage, and the performance of the covenants and agreements of
Borrower herein contained, and (b) the repayment of any future advances, with interest thereon,
made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"),
Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns
the following described property located in the County of Greenville, State of
South Carolina:

All that piece, parcel or lot of land being known and designated as Lot No. 70
on a plat of Forrester Woods Subdivision, Section 2, prepared by R. B. Bruce,
Surveyor, and being duly recorded in the Greenville County RMC Office in
Plat Book 4X at Page 64, and having, according to said plat, the following
metes and bounds, to-wit:

Beginning at an iron pin on the eastern side of Rockbridge Road at the joint
corner of Lot Nos. 69 and 70 and running thence N. 72-44 W. 131.6 ft. to an
iron pin; thence along the rear line of Lot 70 S. 15-24 W. 111.1 ft. to an
iron pin; thence with the joint line of Lot Nos. 70 and 73 N. 72-38 W. 143.45
ft. to an iron pin on the eastern side of Rockbridge Road; thence along the
eastern side of Rockbridge Road N. 16-52 E. 110 ft. to an iron pin, the point
of beginning.

This conveyance is subject to all easements, restrictions, rights of way, zoning
ordinances, maps and plats of record.

This conveyance is also a portion of property conveyed to the grantor by Deed
No. 923 at Page 99, Greenville County RMC Office.

The YBH Development Co., Inc., a South Carolina corporation was changed to YB
Developers, Inc. by Articles of Amendment filed May 19, 1972, with the Secretary
of State of South Carolina.



To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with
all the improvements now or hereafter erected on the property, and all easements, rights, appur-
tenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water
stock, and all fixtures now or hereafter attached to the property, all of which, including replacements
and additions thereto, shall be deemed to be and remain a part of the property covered by this Mort-
gage; and all of the foregoing, together with said property (or the leasehold estate in the event this
Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the
right to mortgage, grant and convey the Property, that the Property is unencumbered, and that
Borrower will warrant and defend generally the title to the Property against all claims and demands,
subject to any easements and restrictions listed in a schedule of exceptions to coverage in any title
insurance policy insuring Lender's interest in the Property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Payment of Principal and Interest.** Borrower shall promptly pay when due the principal of and interest on the indebtedness
evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future
Advances covered by this Mortgage.

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