

EDNA W. STANBENSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this _____ day of November, 1975, between the Mortgagor, Joint Ventures, Inc., J. Keith Cunningham, President (herein "Borrower"), and the Mortgagee, Family Federal Savings & Loan Association, a corporation organized and existing under the laws of The United States of America, whose address is #3 Edwards Bldg, 600 N. Main St., Greer, S. C. 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-four Thousand Four Hundred and No/100 --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 December 1, 2000;

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 certain piece, parcel or lot of land, located on the eastern side of Kimbrell Road in Chickspring Township, County of Greenville, State of South Carolina and shown and designated as Lot #1 on a plat entitled "Cunningham Acres, Section Five", prepared by W. R. Williams, Jr., on March 21, 1975 and recorded in the R. M. C. Office for Greenville County in Plat Book 5D, Page 78, and according to said plat has the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint corners of Lot #1 and property now owned or formerly owned by John T. Bull and running N 16-49 W 106 feet to an iron pin located at the joint corners of Lots #1 and #2; thence turning and running N 63-40 E 142.3 feet to an iron pin; thence turning and running S 21-55 E 100 feet to an iron pin; thence turning and running S 61-51 W 152.2 feet to an iron pin located at the point of beginning.



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, appurtenances, 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 Mortgage; 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 secured by this Mortgage.

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