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GREENVILLE, CO. S. C.

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CONNIE S. TANKERSLEY
R.H.D.

MORTGAGE

BOOK 1413 PAGE 176
Mort to
Family Federal Savings & Loan Assn.
Drawer L
Greer, S.C. 29651

THIS MORTGAGE is made this 14th day of October, 1977, between the Mortgagor, Realistic Builders, Inc. (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 713 Wade Hampton Blvd., Greer, South Carolina (herein "Lender").

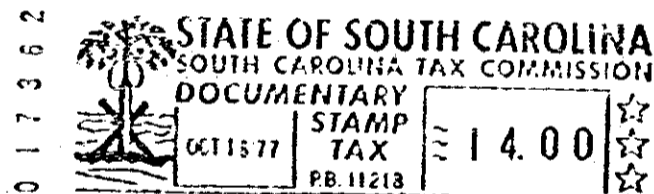
WHEREAS, Borrower is indebted to Lender in the principal sum of \$35,000.00 (Thirty Five Thousand and No/100 Dollars), which indebtedness is evidenced by Borrower's note dated October 14, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 2002.

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: containing 2.65 acres ±, one-half mile from Jordan High School, on Jordan Road, having the following metes and bounds, to-wit:

Beginning at a point on Jordan Road one-half mile from Jordan High School and running thence S. 27-00 E., 244 feet to a point in road; thence S. 21-05 E., 102 feet to point in road; thence S. 80-45 W., 183 feet to an iron pin in oak stump; thence N. 71-15 W., 126 feet to an iron pin; thence N. 88-00 W., 490 feet to an iron pin in Neely line; thence N. 27-45 W., 101.5 feet to an iron pin; thence N. 74-30 E., 720 feet to the point of beginning; LESS, HOWEVER, .5 acres conveyed to Tucker by T. E. Babb and Lizzie Lou Babb in Deed Book 785, Page 42; and .85 acres deeded by T. E. Babb and Lizzie Lou Babb in Deed Book 983, at Page 205, being shown on Tax Map as 630.3-1-21.

This is the same property conveyed to Mortgagor herein by deed of T. E. Babb and Lizzie Lou Babb recorded in the RMC Office for Greenville County, South Carolina simultaneously herewith.

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which has the address of Route 3, Jordan Road, Greer, South Carolina 29651 (herein "Property Address");

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 if 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 declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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