

FILED  
GREENVILLE CO. S. C.

JAN 26 2 44 PM '78

# MORTGAGE

1421-881  
Mail to:  
Family Federal Savings & Loan Assn.  
Drawer L  
Greer, S.C. 29651

DENNIS S. FARRISLEY  
R.M.C.

THIS MORTGAGE is made this 26th day of January 1978, between the Mortgagor, Realistic Builders, Inc. (herein "Borrower"), and the Mortgagee, Family Federal Savings & Loan Association (herein "Lender"), 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 Ten Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated January 26, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 1993;

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, with improvements thereon, situate, lying and being in Judson Mills Village, Greenville County, South Carolina and being known and designated as Lot 7 of Block 11, according to a plat of said block made by Piedmont Engineers, dated April 11, 1950, plats of Blocks 7-8-9-10-11-12-13 and 14 being recorded in the RMC Office for Greenville County, South Carolina respectively in Plat Book "X", at Pages 143-157, inclusive. The lot above-described and herein conveyed fronts on Third Street approximately 70 feet; runs in parallel lines to a depth of 76.3 feet; and is 70 feet across the rear.

This is the same property conveyed to the Mortgagor herein by deed of Bertha M. Holbrook recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1072, at Page 54, on January 17th, 1978.

which has the address of 13 Tenth Street, Judson Greenville, South Carolina 29611 (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.

GCTO -----? JA26 78 740

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