

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

FILED
GREENVILLE, CO. S. C.

MORTGAGE

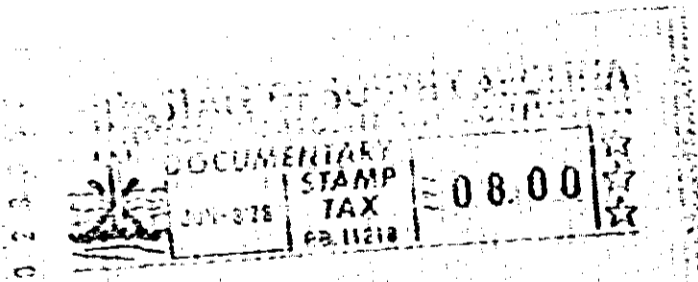
JUN 8 4 37 PM '78
THIS MORTGAGE is made this 8th day of June 1978 by the Mortgagor, Realistic Builders, Inc. R.H.C. (herein "Borrower"), and the Mortgagee, Family Federal Savings & Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 713 Wade Hampton Blvd. Greer, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 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 June 1, 1998;

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: on the Southern side of Woodfin Avenue, being the northern portion of Lot No. 8, as shown on plat of James Birnie's lot, in the City of Greenville, County of Greenville, State of South Carolina, said plat being recorded in the RMC Office for Greenville County, South Carolina, in Plat Book C, at Page 200, and having the following metes and bounds, to-wit:

Beginning at an iron pin on the southern side of Woodfin Avenue at the joint corner of Lot #9, which pin is 70 feet east of the intersection of Woodfin Avenue and Burns Street, and running thence with the line of Lot 9, S. 2-45 E. 100 feet to an iron pin; thence through Lot #8, N. 87-15 E. 50 feet to an iron pin on the line of Lot #7; then along said line, N. 2-45 W. 100 feet to an iron pin on the southern side of Woodfin Avenue; then with the southern side of Woodfin Avenue, S. 87-15 W., 50 feet to the beginning corner.

This is the same property conveyed to the Mortgagor herein by deed of Elizabeth F. Stevens recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1063, at Page 676, on August 29, 1977.



which has the address of 25 Woodfin Street, Greenville, South Carolina 29605 (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 seized 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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