

FILED
GREENVILLE, CO. S. C.

JUN 8 4 40 PM '78

MORTGAGE

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

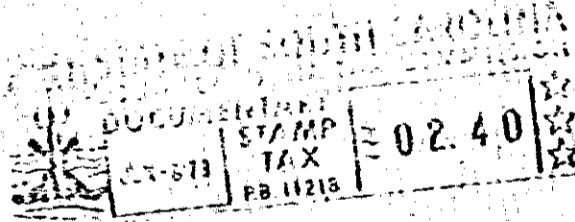
DONNIE S. TANKERSLEY
THIS MORTGAGE is made this 8th day of June 1978, between the Mortgagor, Realistic Builders, Inc. (herein "Borrower"), and the Mortgagee, Family Federal Savings & Loan Association (herein "Lender"), a corporation organized and existing under the laws of the United States of America, whose address is 713 Wade Hampton Blvd. Greer, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Six Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 8, 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, 1988

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 west side of Mirus Street, being known and designated as Lot 7 of the Enoree Annex, a subdivision of land represented by a plat recorded in Plat Book "F" at Page 156, Office of the R.M.C. for Greenville County, and having the following metes and bounds, to-wit:

Beginning at an iron pin on the west side of Mirus Street and going N. 43-20 E. 46.7 feet to an iron pin; the joint front corner of Lots 7 and 6; thence with the line of Lot 7 N. 39-0 W. 173 feet to an iron pin in the line of Lot #1; thence S. 56-45 E. 26.2 feet with the line of Lot #7 to an iron pin in the joint rear corner of Lot 8; thence with the line of Lot 8 S. 33-15 E. 189 feet to the point of beginning.

This conveyance made to the Mortgagor herein by deed of Willie May Shumate recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1071, Page 75, on December 30, 1977.



which has the address of 110 Mirus Street Greenville, South Carolina 29601 (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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