

MORTGAGE

THIS MORTGAGE is made this 26th day of March, 1975,
between the Mortgagor, ---Charles E. Butler---

(herein "Borrower"),
and the Mortgagee, Family Federal Savings and Loan Association, a corporation
organized and existing under the laws of The United States of America, whose address
is #3 Edwards Bldg., 600 North Main St., Greer, S. C. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-five Thousand
and no/100ths (\$35,000.00 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 April 30,
1995;

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 situate, lying and being in the
County of Greenville, State of South Carolina, being known and
designated as Lot No. 78, Devenger Place, Section I, on plat made
by Dalton & Neves, Engineers, dated October, 1973, recorded in the
RMC Office for Greenville County in Plat Book 4X, Page 79 and having,
according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Longstreet Drive
at the joint front corner of Lots 78 and 79 and running thence
with the line of Lot 79, N. 48-12 E. 150 feet to an iron pin in the
line of Lot 54 at the joint rear corner of Lots 54 and 55; thence
with the line of Lots 54 and 55, N. 41-25 W. 90 feet to an iron pin
at the rear line of Lots 77 and 78; thence with the line of Lot 77,
S. 47-49 W. 150 feet to an iron pin on the northern side of Longstreet
Drive; thence with Longstreet Drive S. 41-25 E. 89 feet to 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, appur-
tenances, 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 Mort-
gage; 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 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 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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