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GREENVILLE CO. S. C.
JUN 12 4 58 PM '75
DONNIE S. TANKERSLEY
R.M.C.

1341 559
Family Federal Savings & Loan Association
Drawer L
Greer, S. C. 29651

MORTGAGE

THIS MORTGAGE is made this _____ day of June, 1975, between the Mortgagor, Distinctive Homes, 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 #3 Edwards Bldg., 600 N. Main St. Greer, S.C. 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of ~~Forty-two thousands~~ & no/100 _____ 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 August 1, 2000.

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 all improvements thereon which is located in Greenville County, S. C., being known and designated as Lot 167 on a plat of Forrester Woods Subdivision, Section 4, recorded in the Greenville County R.M.C. Office in Plat Book 4-R at Page 48, said lot having the following metes and bounds, to-wit:

Beginning at the joint front corner of Lots 166 and 167 on the north side of Royal Oak Road and running thence N. 22-05 W. 152.6 ft. to the joint rear corner of Lots 166, 167 and 175; thence S. 68-55 W. 95 ft. to a point at the joint rear corner of Lots 167, 168 and 174; thence S. 22-07 E. 157 ft. to a point on the north side of Royal Oak Road; thence along the northern side of Royal Oak Road N. 66-17 E. 95 ft. to the point of beginning.

This is a portion of the property conveyed to YBH Development Company, Inc., by deed recorded in Volume 923 at Page 126, Greenville County R.M.C. Office.



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 in the event 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 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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