

Feb 24 11 42 AM '77
DONNIE S. TANKERSLEY
R.M.C.

Mail to:
Family Federal Savings & Loan Assn.
Drawer 1
Greer, S.C. 29651

MORTGAGE

THIS MORTGAGE is made this 24th day of February, 1977, between the Mortgagor, Realistic Builders, 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, 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 February 24, 1977 (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 1, 2002;

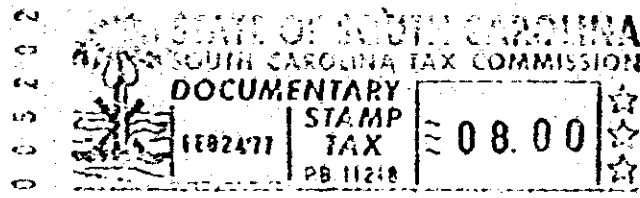
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 certain piece, parcel or lot of land, situate, lying and being in Grove Township, Greenville County, South Carolina, being shown as property of J. E. Fleming on a plat entitled "Property of Joe E. Fleming", made by R. D. Garrison, Reg. L.S., dated January 6, 1975, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin in the center of Bessie Road, joint front corner of Lot 3 and instant Lot, and running thence S. 37-44 W. along the common line of said Lots 436.0 feet to an iron pin; thence N. 50-16 W. 200 feet, more or less, to an iron pin; thence N. 47 E. 100 feet, more or less, to an iron pin; thence N. 35 E. 350 feet to an iron pin in the center of Bessie Road; thence along the center of Bessie Road S. 50-16 E. 143 feet, more or less to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Fleming Estates, Inc., recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1047, at Page 922, on December 15, 1976 at 3:15 o'clock P.M.

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which has the address of Route 4, Bessie Road, Piedmont, South Carolina 29673 (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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