

GREENVILLE CO. S.C.

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

MORTGAGE

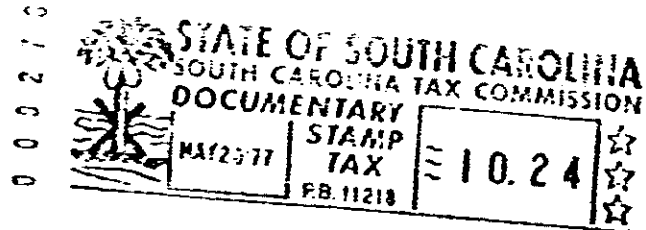
THIS MORTGAGE is made this 20th day of May 1977, between the Mortgagor, Realistic Builders, Inc. (herein "Borrower"), and the Mortgagee, Family Federal Savings & Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is #3 Edwards Bldg., 600 N. Main St., Greer, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Five Thousand Six Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 20, 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 May 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: on the northeastern side of Ridgewood Drive, being known and designated as Lot No. 23 of Ridgewood Subdivision, according to a plat prepared by R. B. Bruce, September 27, 1971, recorded in the RMC Office for Greenville County, South Carolina in Plat Book 4-R, Page 23, and having according to said plat the following metes and bounds, to-wit:

Beginning at a point on the edge of Ridgewood Drive, joint front corner of Lots Nos. 22 and 23, and running thence with the common line of said Lots, N. 10-43 E. 226.5 feet to a point; thence N. 80-43 E. 100 feet to a point; thence S. 3-19 E. 249.4 feet to a point on the edge of Ridgewood Drive; thence running with said Road N. 74-40 W. 85 feet to a point; thence continuing with said Road N. 63-40 W. 85 feet to a point, the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of J & B Builders & Developers, Inc. recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1055, at Page 931, on May 4, 1977 at 10:40 A.M.



which has the address of Lot 23, Ridgewood Drive, Ridgewood Sub., Greenville, South Carolina 29607 (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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