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BONNIE S. TANSLEY
R.M.

MORTGAGE

1410 and 178
Family Federal Savings & Loan Assn.
Drawer L
Greer, S.C. 29651

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THIS MORTGAGE is made this 16th day of September 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 Seven Thousand Five Hundred and No/100-- Dollars, which indebtedness is evidenced by Borrower's note dated September 16, 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 September 1, 1992;

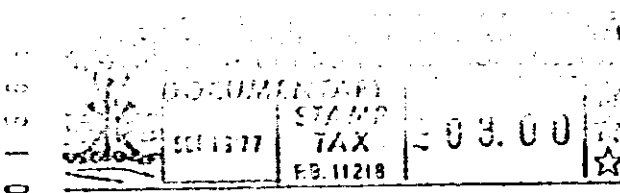
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To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance 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 on the northern side of Donaldson Street in Greer, S. C., and being the southern portion of Lot 2 plus a small strip of Lot #1 along the common line of Lots 1 and 2 on plat of Property of John Donaldson, and the two portions together having the following courses and distances:

Beginning at the joint corner of Lots 2, 6 and 7 on the northern margin of Donaldson Street and running thence N. 0-40 E. 124 feet to the joint corner of the northern portion of Lot 2; thence with the rear portion of Lot 2 already conveyed N. 88-20 W. 70 feet to the joint corner of the said two portions of Lot 2; thence continuing with the same course for an additional distance into Lot #1 eleven (11) feet to a stake; thence a new line S. 6-10 W. 69 feet to a stake on the northern margin of Donaldson Street; thence with the northern margin of the said Street S. 53-53 E. 104.7 feet to the beginning corner.

This is the same property conveyed to the Mortgagor herein by deed of Robert Edwin Tweed and Anna Lee Tweed recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1063, at Page 544, on August 26, 1977.



which has the address of 102 Donaldson Street Greer South Carolina 29651 (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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