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FILED GREENVILLE CO. S. C. MORTGAGE

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

APR 21 4 02 PM '73

THIS MORTGAGE is made this 20th day of April 1973, between the Mortgagor, Realistic Builders, Inc. (herein "Borrower"), and the Mortgagee, Family Federal Savings & Loan Association (herein "Lender"), a corporation organized and existing under the laws of the United States of America, whose address is 713 Wade Hampton Blvd. Greer, South Carolina (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of Twelve thousand and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 20, 1973 (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, 1973.

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 eastern side of Cantrell Drive and being known and designated as Lot #2 on plat of O'Neal Acres recorded in the REC Office for Greenville County, South Carolina in Plat Book "000", at Page 13, reference to said plat being craved for a complete and detailed description thereof. Said plat being incorporated herein and made a part hereof by reference. Said lot fronts 302.2 feet on Cantrell Drive; runs to a depth of 343.3 feet on its right boundary line; runs to a depth of 315.15 feet on its left boundary line; and is 270 feet across the rear.

This is the same property conveyed to the Mortgagor herein by deed of Eddie C. Lark and Elizabeth J. Lark recorded in the REC Office for Greenville County, South Carolina in Deed Book 1076, at Page 106, on March 23, 1973.

which has the address of 2 Cantrell Drive, Greer, S. C. 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 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 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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